

## **Greenfields 18, Stockwood Vale, Bristol, BS31 2AP**

### **Offers In The Region Of £1,000,000**

Nestled in the picturesque Stockwood Vale, "Greenfields" is a remarkable bungalow that presents a unique opportunity for discerning buyers. This charming single-storey residence, set within approximately 1.4 acres of beautifully landscaped grounds, is being offered to the market for the very first time since its construction in 1962 by the current owners.

The property features two spacious reception rooms, four well-appointed bedrooms, and three bathrooms, providing ample space for family living. The heart of the home is a stunning high-vaulted sitting room, which bathes the interior in natural light and creates an inviting atmosphere. The large kitchen/breakfast room is perfect for informal dining and family gatherings, making it an ideal space for entertaining.

In addition to the main living area, Greenfields includes a self-contained one-bedroom annex, perfect for multi-generational living or accommodating guests. This versatile space can easily be integrated into the main residence, allowing for a total of five bedrooms if desired.

Entrance via front door with matching glazed side panels into

### Entrance Hallway

12'1" x 8'9" (3.70 x 2.68)



Original flooring, storage cupboard with hinged panel fronted doors, radiator, doors to

### Dining/Sitting Room

16'5" x 33'4" (5.02 x 10.18)



uPVC double glazed windows to front aspect, large double radiator, bar area with slate surface and wall lights, wooden and glass shelving, steps lead down to sitting room with uPVC double glazed French doors with side panels opening onto front terrace, uPVC double glazed picture window to side aspect, 2 double radiators, feature woodburning stove with quartz hearth and surround, shelving, built in wooden bookshelf.

### L-Shaped Kitchen/Family Room

14'2" x 23'5" (4.32 x 7.14)



uPVC double glazed windows to front aspect, uPVC double glazed French doors with matching side panels to rear patio and garden, tiled flooring, airing cupboard housing pressurised water system with wooden shelving, space and plumbing for American style fridge freezer, a range of wall and floor units with granite work surface over, 1 1/2 bowl sink unit with mixer taps over, tiled splash backs, under unit lighting, integrated microwave and Bosch oven and grill, pull out larder

cupboard, full sized integrated dishwasher, 5 ring electric Bosch hob with extractor hood and light over, central island with storage drawers and space for bar stools with granite work surface over, wall mounted radiator, small double radiator, inset spots, pedestrian door to rear garden.

### Inner Hallway

Access to loft space, doors to

### Master Bedroom

13'0" x 13'8" (3.97 x 4.18)



uPVC double glazed window to side aspect, coving, wall mounted electric heater, space for freestanding wardrobes.

### Bedroom Two

9'3" x 13'8" (2.83 x 4.18)



uPVC double glazed window to side aspect, electric heater, coving, a range of fitted wardrobes with hanging rail and shelving, wash hand basin, wall light.

### Bedroom Three

9'10" x 10'9" (3.00 x 3.29)



Double glazed window to rear patio, wood effect flooring, high level bookshelf, electric panel heater.

### Family Bathroom

9'6" x 7'0" (2.91 x 2.14)



Obscured window to side aspect, tiled flooring, low level w/c, panelled bath with mains shower over and concertina shower screen, electric chrome heated towel rail, single wash hand basin with storage beneath, low level cupboards, mirror with light over, inset spots.

### Shower Room

Obscured window to side aspect, tiled flooring, part tiled walls, low level w/c, frosted glass wash hand basin with mixer tap over, fully tiled corner shower cubicle with sliding glazed door and electric Mira Sport shower over, wall light, electric chrome heated towel rail.

### One Bedroom Annex



This is ideal for a dependent relative or could be incorporated into the main house and benefits from one bedroom, sitting/dining room, kitchen and bathroom.

### Outside



As you approach the house, you are greeted by a sweeping, tree-lined driveway that leads you to the main entrance, ensuring a sense of privacy and seclusion. The beautifully landscaped grounds, spanning approximately 1.4 acres, provide a stunning backdrop for outdoor living. The gardens feature a harmonious mix of formal and informal spaces, including an extensive open lawn that evokes a parkland atmosphere, bordered by mature trees and natural planting. The grounds are adorned with ornamental planting, hedgerows, and charming pathways, inviting you to explore the beauty of your surroundings. With breathtaking views of the open countryside, this home truly embodies the essence of rural tranquility while remaining conveniently close to local amenities.

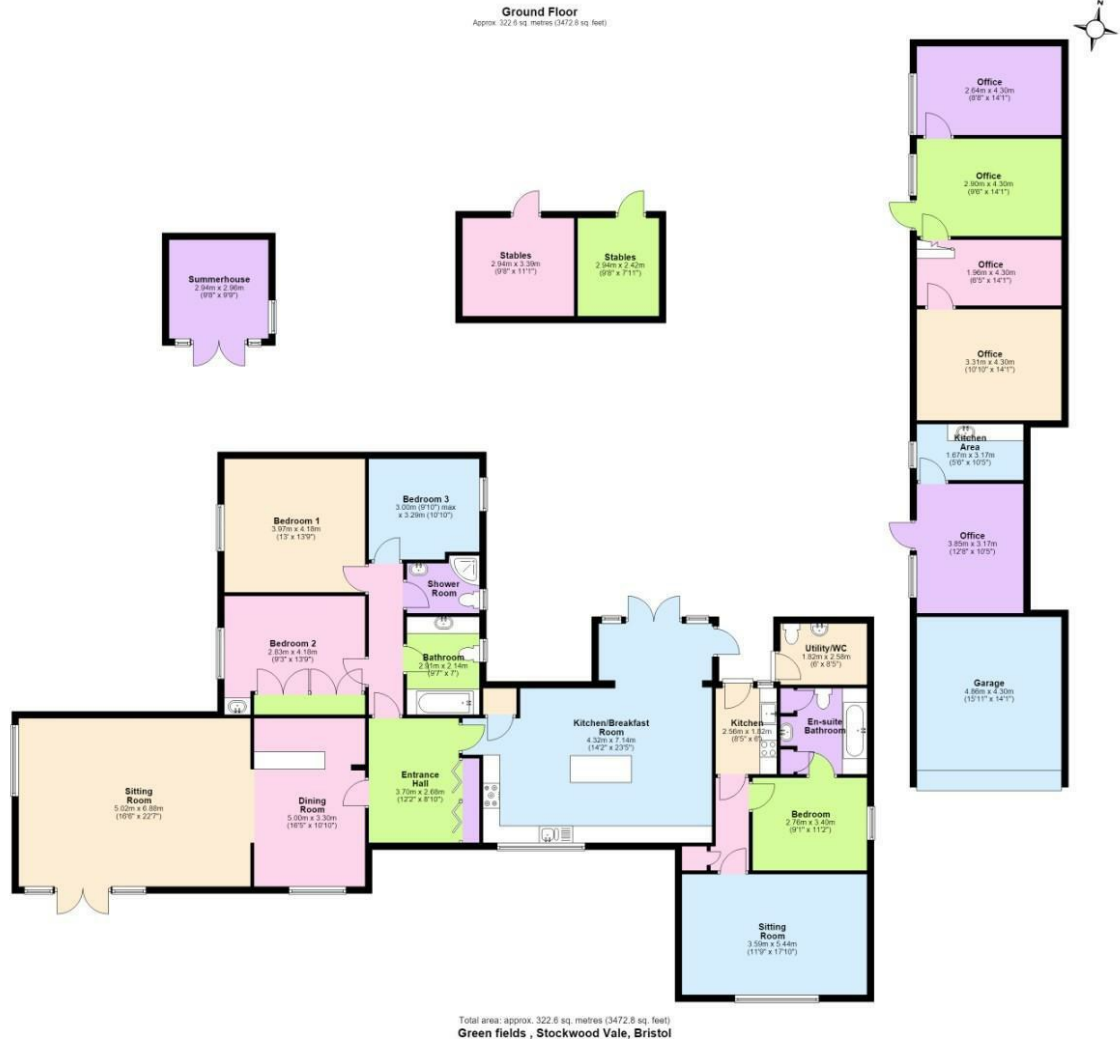
### Outside W/C / Utility Room

Worcester boiler, low level w/c, wash hand basin, window to rear aspect, space and plumbing for white goods, shelving.

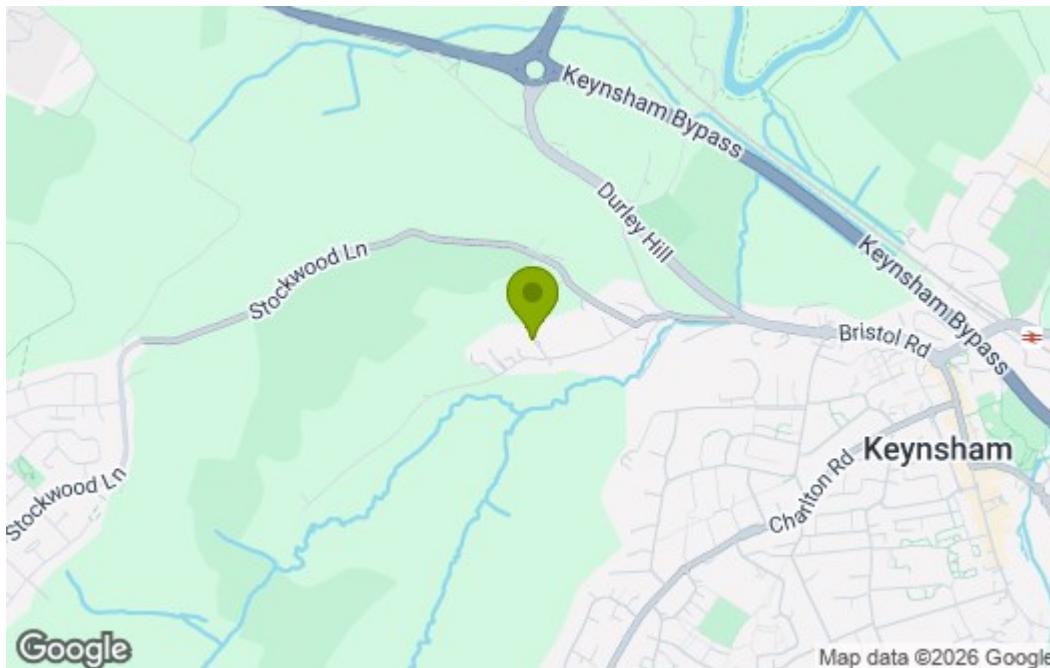
### Directions

Sat Nav BS31 2AP

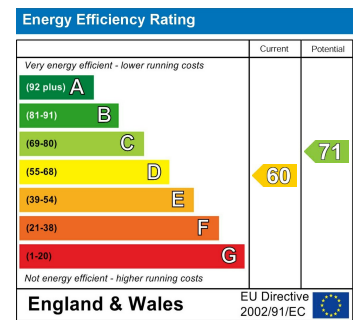
# Floor Plan



# Area Map



# Energy Efficiency Graph



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