



## Sunny Acres Woollard Lane, Bristol, BS14 0QT

**£1,300,000**

This immaculate five-bedroom detached house plus a one bedroom Annexe is offered for sale on the outskirts of Bristol, enjoying a peaceful setting with generous south-westerly grounds of around 1.25 acres. Approached via a drive-in, drive-out driveway with extensive parking for at least ten vehicles, the property is well suited to families seeking substantial accommodation and outdoor space. Perfect for multi-generational living.

The ground floor features a handmade bespoke wood kitchen/dining/family room with kitchen island, granite worktops, breakfast area and utility room, opening via bi-fold doors to a large patio and extensive lawn with mature trees, woodland area and swimming pool. A separate formal sitting room benefits from large windows, garden views and a feature wood-burning stove plus access to the Conservatory. Three double bedrooms and a ground floor bathroom complete this level.

Upstairs, the principal suite offers a balcony overlooking the grounds, dressing room and en-suite. A further large double bedroom with en-suite is complemented by an interconnecting study/sitting room. An

### Reception Hall

17'6" x 11'9" (5.34 x 3.59)



### Boiler Room

### Bedroom Three

13'10" x 13'6" (4.22 x 4.13)



### Kitchen / Diner / Family Room

26'1" x 23'5" (7.96 x 7.15)



### Sitting Room

26'10" x 22'8" (8.19 x 6.93)



### Bedroom Four

17'3" x 8'6" (5.27 x 2.61)



### Conservatory

13'8" x 13'5" (4.17 x 4.11)



### Bedroom Five

11'1" x 8'6" (3.40 x 2.60)



### Utility Room

26'11" x 6'2" (8.22 x 1.88)

**Ground Floor Bathroom**  
10'4" x 7'10" (3.15 x 2.39)



**En-Suite**  
12'11" x 10'10" (3.95 x 3.31)



**Principle Suite**  
24'11" x 13'10" (7.61 x 4.22)



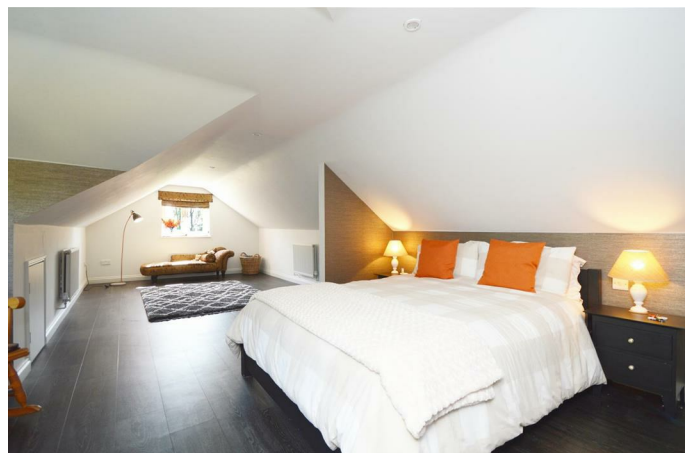
**Balcony**



**Dressing Room**  
13'9" x 10'7" (4.20 x 3.25)



**Bedroom Two / Dormitory**  
32'5" x 11'3" (9.90 x 3.44)



### En-Suite

10'11" x 10'10" (3.33 x 3.31)



### Annexe Kitchen

13'7" x 10'7" (4.15 x 3.25)



### Study / Sitting Room

11'8" x 10'9" (3.58 x 3.28)



### Annexe Bedroom

12'6" x 12'0" (3.83 x 3.67)



### Interconnecting Annexe

#### Annexe Lounge

11'10" x 11'3" (3.62 x 3.45)



### Annexe Shower Room

9'1" x 7'3" (2.78 x 2.22)



### Swimming Pool

## Pump Room

### Front



### Rear



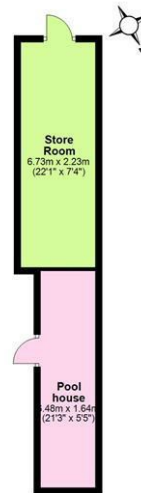
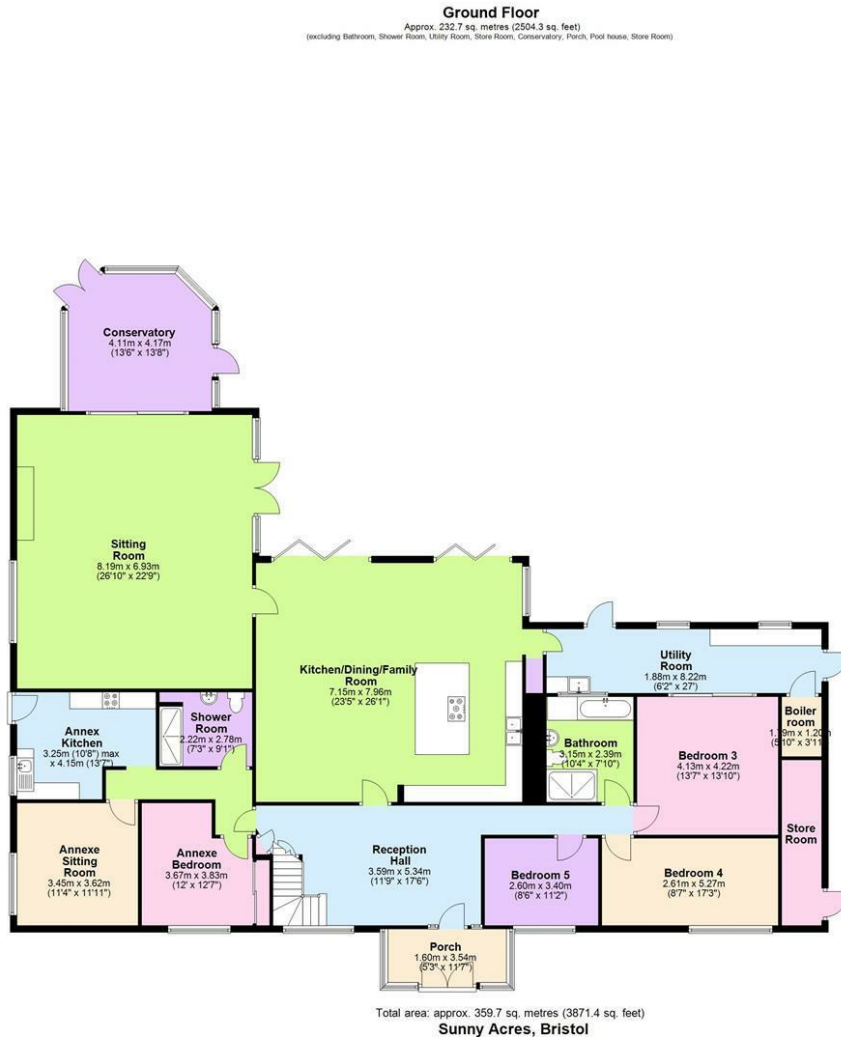
### Grounds



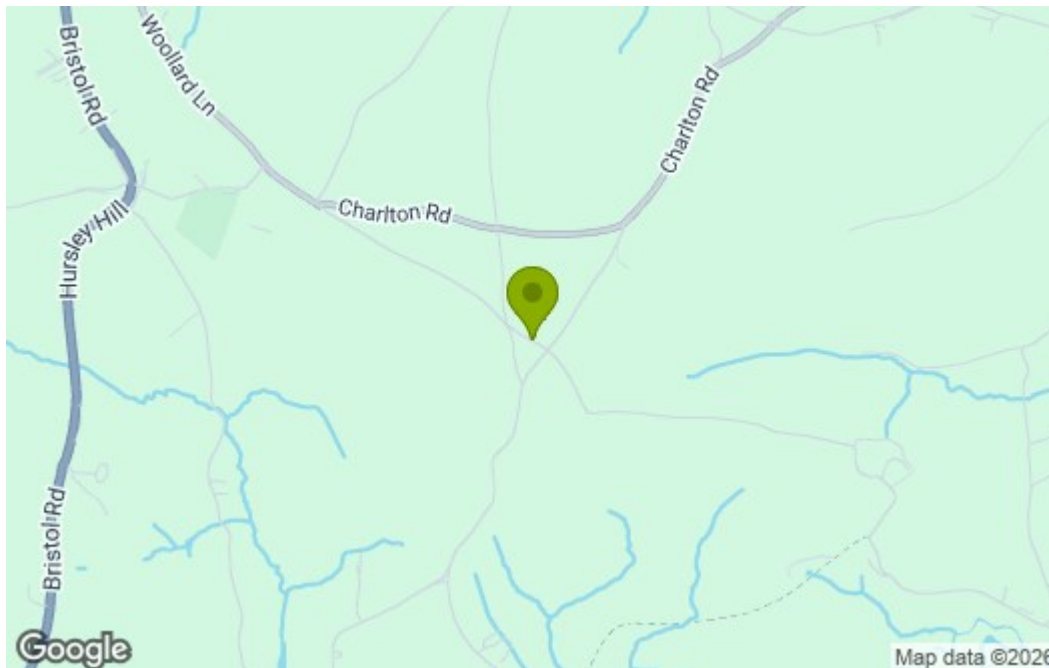
### Ariel Images



# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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