



Le Coteau Ryedown Lane

Bitton, Bristol, BS30 6JF

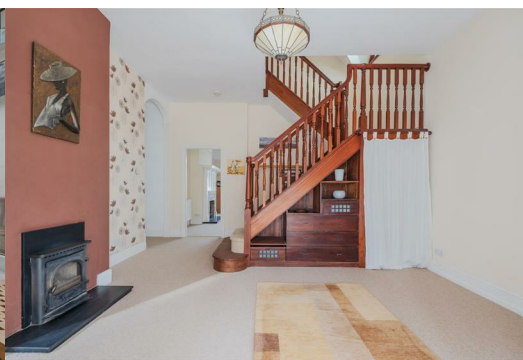
£2,300 PCM



The property is approached through a double glazed entrance porch to a reception hall which has a wood burning stove and a staircase rising to the first floor. The room is large enough to function as a reception room in its own right and there is a useful niche area presently used as a study. At the rear of the house two large reception rooms overlook the rear garden, one of which has french doors leading to a paved terrace and pergola. There is good size live in family kitchen which is very much the hub of the home with an oil fired Aga and large walk in pantry. Adjacent to the kitchen is a useful utility room and a ground floor shower room.

To the first floor there are four bedrooms, the master bedroom has an en suite bathroom with bath and separate shower, twin wash hand basin and wc while the other bedrooms are served by a good size family bathroom.

On the outside the property is approached from a no through lane accessed from Ryedown Lane leading to two parking spaces and a further parking area to the front of a good size detached garage. The entrance porch is approached by walking through the front garden which is landscaped with gravelled and cultivated beds and a lawned area. There is also a tranquil side garden and a large rear garden some 100 ft deep and over 50 ft wide. A paved terrace and pergola lies immediately adjacent to the property while the rear garden is set into shallow terraces laid to lawn with a number of mature trees, cultivated beds and a large gravelled terrace.



Ryedown Lane is an attractive location which gives the property a distinct country feel tucked away yet with all local amenities close to hand. The open countryside immediately surrounding the property allows dog walking and leisure opportunities from the doorstep while the amenities of Longwell Green and Gallagher Retail Park is under 2.5 miles, the same distance as the town of Keynsham with its railway station, while the Cities of Bristol and Bath are 6.5 and 7 miles away respectively. The Bristol Ring Road is close by and Junction 18 of the M4 is less than 10 miles to the north east.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE HALL

Composite entrance door, extensively double glazed with tiled roof. Double glazed inner door to

RECEPTION HALL 17'7" x 14'9" (5.38m x 4.50m)

Exposed wood flooring, double glazed window to side aspect. Wood burning stove with slate hearth, cloaks cupboard, radiator. Staircase rising to first floor with useful understairs storage area beneath with drawer storage and shelving and study niche.

SITTING ROOM 16'0" x 13'10" (4.90m x 4.22m)

Double glazed window to front aspect overlooking the garden, corniced ceiling, picture rail. and radiator.

DINING ROOM 17'0" x 15'3" (5.20m x 4.67m)

Double glazed french doors leading to the rear garden. Attractive stone fireplace with impressive original timber over mantle and open grate. Picture rail and corniced ceiling, two radiators.

KITCHEN/BREAKFAST ROOM 20'10" x 13'6" (6.37m x 4.14m)

Two double glazed windows overlooking the rear aspect, ceiling mounted downlighters, radiator and tiled floor. The kitchen is furnished with a range of anthracite coloured wall and floor units with granite work surfaces and up stands with an inset five ring stainless steel gas hob (with bottled gas supply) extractor hood above and eye level integrated microwave and single oven. Black two oven oil fired Aga. Island unit with beech block top and cupboards beneath with inset circular bowl stainless steel sink unit with mixer tap.

WALK IN PANTRY 7'3" x 4'11" (2.23m x 1.51m)

UTILITY ROOM 16'3" x 8'8" (measurements including shower room (4.95m x 2.64m (measurements including shower room)

Tiled floor, double glazed door to outside and double glazed window. Stainless steel double drainer sink unit with mixer tap and cupboard beneath. Plumbing for automatic washing machine and further appliance space. Fitted wall and floor cupboards.

SHOWER ROOM

Double glazed window to rear aspect, ceiling mounted downlighters. Suite of low level wc, pedestal wash hand basin with tiled splash back and large fully tiled shower enclosure with Mira Sport shower. Tiled floor, shaver point, solid wood work surface with oil fired boiler and appliance space beneath. Extractor fan and radiator.

FIRST FLOOR

LANDING

Feature stained glass window at half landing level, access to roof space, radiator. The first floor of the property has characterful sloping roof lines and comprises:

BEDROOM ONE 16'4" x 11'8" (5.0m x 3.56m)

Double glazed window to rear aspect with far reaching views, under eaves cupboard, radiator.

EN SUITE BATHROOM 11'9" x 7'10" (3.59m x 2.40m)

Double obscure glazed window to front aspect, wood flooring. White suite with chrome finished fittings comprising wc with concealed cistern and wash stand with twin wash basins set in a marble top with mixer taps and tiled surrounds. Bath with mixer and fully tiled shower enclosure with thermostatic shower head. Radiator, extractor fan.

BEDROOM TWO 17'0" x 10'5" (5.20m x 3.19m)

Feature double glazed window overlooking the rear garden with views to countryside beyond, under eaves cupboard, radiator.

BEDROOM THREE 10'8" x 10'7" (3.26m x 3.23m)

Double glazed window to rear aspect, under eaves cupboard, radiator.

BEDROOM FOUR 11'0" x 12'5" (3.36m x 3.81m)

Double glazed window to front aspect, ceiling mounted downlighters, radiator, shelved airing cupboard (included in measurements).

FAMILY BATHROOM 11'0" x 6'8" (3.36m x 2.05m)

Ceiling mounted downlighters, panelled lower walls. White suite with chrome finished fittings comprising wc, pedestal wash hand basin and bath with mixer tap incorporating shower attachment, concealed access to under eaves, radiator, extractor fan.

OUTSIDE

The property is approached from Ryedown Lane and has a right of access across a no through road leading to 'lower Cully Hall Farm'. It is the second property on the left hand side on entering the no through lane and there are two tarmacadam parking spaces with outside lighting which are contained within walled and timber fenced boundaries. There is a further parking area to the front of the

DETACHED GARAGE 20'9" x 14'4" (6.35m x 4.39m)

The garage has a tiled roof which extends on one side to provide an attractive covered area to a paved terrace. The garage is approached through double entrance doors with a pedestrian side door and has power and light connected, loft storage and double glazed french doors which lead to the part covered paved terrace with a timber decked balcony area to one side.

FRONT GARDEN

Steps lead to a formal garden which is laid to gravel with cultivated borders and lawn and a raised ornamental pond. There is a useful storage area beneath the deck and patio with steps leading to a cerney gravel courtyard area with an outside water tap. To one side of the property lies a sheltered tranquil garden laid to slate chips with bamboo, acers and a water tap. A gate leads to the rear garden.

REAR GARDEN 98'5" x 52'5" (30m x 16m)

The rear garden is a particular feature of the property enjoying a westerly facing aspect. A terrace runs the full width of the property with an adjacent wood chipped bed with raised borders with flowers and shrubs. The terrace continues beneath a timber pergola clad with a wisteria and a maturing magnolia tree just beyond. The garden is landscaped in broad terraces with a paved patio with flowers and shrub beds and an extensive lawn with silver birch, lilac, cherry trees and an extensive gravelled patio terrace. The final terrace is laid to lawn with a wildlife pond.

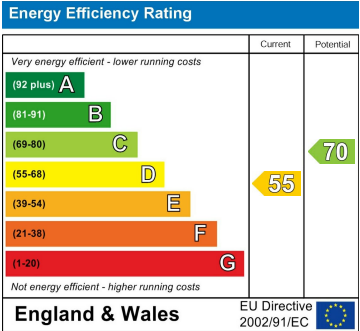
Area Map



Floor Plans



Energy Efficiency Graph



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