



OAKLEA SLEEP LANE,
WHITCHURCH, BS14 0QN

**GOODMAN
& LILLEY**







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WHITCHURCH BS14 0QN

GUIDE PRICE
£795,000

A beautifully presented 2,000 sq. ft. bungalow, tucked away behind grand private gates on a secluded and sizable plot on the edge of Whitchurch Village.

We are thrilled to introduce this immaculate and rarely available bungalow, set in a highly coveted location surrounded by open green spaces. Perfect for families or downsizers seeking refined, single-level living, this exceptional home offers versatility, comfort, and style in equal measure.

Location

Situated within the established residential suburb of Whitchurch, Sleep Lane enjoys a convenient yet peaceful setting approximately four miles south of Bristol city centre. The area combines the feel of a traditional village community with easy access to the amenities and employment opportunities of the city, making it a popular choice for families and commuters alike.

Everyday amenities are close at hand, with Whitchurch village centre located within comfortable walking distance. Here residents will find a range of local conveniences including independent shops, cafés, takeaways, and essential services. Healthcare provision is well catered for with local dental practices and nearby GP services, while a broader selection of supermarkets, restaurants, and leisure facilities can be found a short drive away at Hengrove. The nearby leisure park provides a cinema, fitness facilities, and dining options, offering a wider choice for shopping and entertainment.

The area benefits from excellent transport connections. The nearby A37

provides a direct route into Bristol city centre as well as linking southwards towards Wells and the Somerset countryside. Regular bus services operate through Whitchurch, providing convenient connections to Bristol, Bath, Wells, and other regional destinations. For rail travel, several stations including Bedminster, Parson Street, and Bristol Temple Meads are within easy reach, providing access to regional and national rail networks. Cycling routes also connect the area with central Bristol and surrounding neighbourhoods.

Whitchurch is particularly well regarded for its access to green space. A number of local parks and recreation areas are located nearby, offering play facilities, open lawns, and pleasant walking routes. The surrounding countryside is also easily accessible, with scenic walking and cycling routes leading towards the Dundry Hills and local landmarks such as Maes Knoll, which provides far-reaching views across the surrounding landscape.

Families are well served by a selection of primary and secondary schools within the surrounding area. A number of

well-established primary schools lie within easy reach, while secondary education is available at several nearby academies and colleges across south Bristol.

Overall, Sleep Lane offers an appealing balance of village-style living, access to open green spaces, and strong transport connections to Bristol and the wider region, making it an attractive and well-connected residential location.

Accommodation

Step inside to a generous floorplan with bright, well-proportioned rooms throughout. At the heart of the home sits the stunning open-plan kitchen—complete with island/breakfast bar, utility room, and a dedicated dining area—designed for relaxed family living and effortless entertaining.

The accommodation includes three double bedrooms, with the well-appointed master suite benefiting from its own private ensuite. The second bedroom enjoys a charming feature fireplace, adding warmth and character, while the third double bedroom offers additional flexibility for guests or home working. A sleek, high-quality bathroom features a luxurious

walk-in rain shower, providing a boutique, spa-like feel.

A welcoming sitting room, complete with wood floors, fireplace, and French doors to the front courtyard, provides the perfect cosy retreat. Interconnecting double doors link the space seamlessly to the kitchen, creating an adaptable layout ideal for both hosting and day-to-day use.

Externally, this impressive bungalow sits on a generous plot with shared gated driveway access, ample parking, and a detached double garage offering exciting potential for conversion to an annexe (STPP).

No Onward Chain.
A truly standout home that captures the charm, space, and exclusivity of bungalow living—early viewing is highly recommended.

Additional Information

- Council Tax Band E
- EPC D (valid until February 2035)
- Services: Mains Gas, Electric, Water and Drainage







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Ground Floor



Total area: approx. 192.1 sq. metres (2068.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanIt!

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