



8 ROCK COTTAGES CHAPEL PILL LANE,
HAM GREEN, BS20 0HJ

**GOODMAN
& LILLEY**



8 Rock Cottages, Ham Green, BS20 0HJ
Extended End-Terrace | Three Double Bedrooms + Study | Large Garden | Lake Views

Situated in a stunning and peaceful semi-rural setting, this beautifully extended end-terrace cottage enjoys delightful open views across the lakes at Ham Green Lakes to the front and towards the River Avon to the rear. The property offers generous and flexible accommodation, a large rear garden approaching 100ft, and excellent access to scenic walking and cycling routes leading into Bristol.

Perfectly positioned on the edge of the countryside yet within easy reach of local amenities, the property combines rural tranquillity with convenient connectivity.

Description

8 Rock Cottages is a charming and substantially extended end-terrace home offering spacious accommodation arranged over two floors. The property has been thoughtfully improved to provide comfortable family living while taking full advantage of its picturesque surroundings.

The ground floor accommodation comprises a welcoming lounge featuring an attractive fireplace with wood-burning stove, creating a warm focal point to the room. A separate dining room provides an ideal space for entertaining, while the well-proportioned kitchen is complemented by a useful utility room and a downstairs WC and Cloakroom.

Upstairs, the property offers three generous double bedrooms together with a separate study, ideal for home working or use as a nursery. A large family bathroom with full suite and separate bath and shower serves the first floor.

Many of the principal rooms enjoy attractive outlooks across the lakes to the front, with views towards the River Avon and surrounding greenery to the rear.

Outside

To the front of the property is a brick-paved driveway providing off-road parking for up to three vehicles.

The rear garden is a particular highlight, extending to approximately 90–100ft in length. Predominantly laid to lawn with mature planting, it provides a wonderful outdoor space for families, gardening enthusiasts, or simply relaxing while enjoying the peaceful surroundings.

Location

The property occupies a superb quiet position in Ham Green, a highly desirable semi-rural area known for its lakeside scenery and access to nature. The nearby lakes and green spaces provide excellent walking opportunities, while a popular cycle path offers a direct route into Bristol for commuters and leisure cyclists alike.

Despite its tranquil setting, the property remains conveniently located for access to nearby villages, local amenities, and transport links.

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- Extended end-terrace cottage
 - Separate dining room
 - Downstairs cloakroom/WC
 - Approx. 90–100ft rear garden
 - Views towards the River Avon to the rear

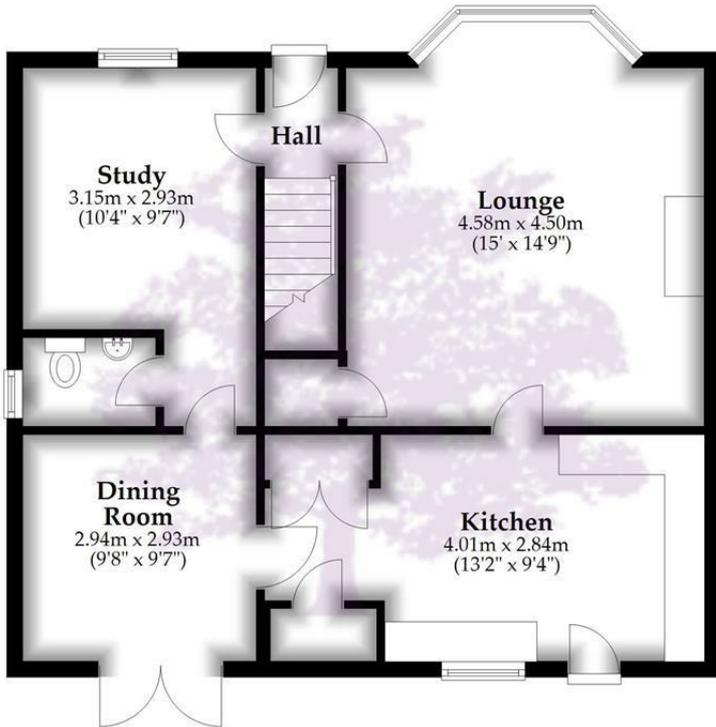
- Spacious lounge with fireplace and wood-burning stove
- Kitchen with utility room
- Large family bathroom
- Beautiful views over Ham Green Lakes to the front
- Quiet semi-rural location with cycle route into Bristol



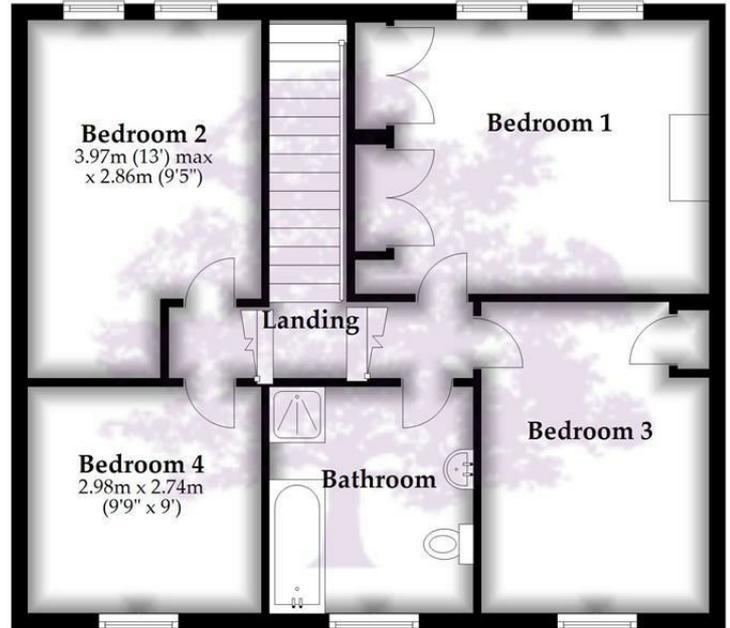
GUIDE PRICE £485,000



Ground Floor



First Floor



Total area: approx. 127.0 sq. metres (1366.8 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 PlanUp.

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