

The important bit
We have carefully prepared these particulars to provide
you with a fair and reliable description of the property.
However, these details are not part of an offer of contract, and we can't
guarantee their accuracy. All measurements given are
approximate and our floorplans are provided as a general
guide to room layout and design. Items shown in
photographs are NOT included in the sale unless
specifically mentioned, however they may be available by
separate negotiation. We haven't tested any of the
services, appliances, equipment, fixtures or fittings listed,
or asked for warranty or service certificates, so unless
stated, they are offered on an 'as seen' basis. We
recommend you carry out your own independent checks
prior to exchange of contracts. Please also be aware that
services have been switched off/discharged/drawn
down, services connection charges may apply, if you wish to
express an interest in this property or make a formal offer.
If services have been disconnected, please also be aware that
prior to satisfy yourself as to their own independence that
you need to come through us for all negotiations.
Intending purchasers will be asked to provide proof of
their ability to fund the purchase and provide information to
comply with money laundering regulations and we ask
for your co-operation in order to avoid delay in agreeing
the sale.

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Like what you see?



Approximate Area = 1239 sq ft / 115.1 sq m (excludes store)
Total = 1434 sq ft / 133.2 sq m
Garage = 195 sq ft / 18.1 sq m
For identification only - Not to scale

High Street, Oldland Common, Bristol, BS30





Council Tax Band: D | Property Tenure: Freehold

NO CHAIN! Nestled in the charming village of Oldland Common, this beautiful and spacious period detached house offers a delightful blend of character and modern living. With its prime location on the High Street, residents will enjoy easy access to local amenities and schools, making it an ideal choice for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The two reception rooms are perfect for entertaining guests or enjoying quiet evenings at home, while the kitchen, complete with a rear porch and utility area, offers practicality and convenience for everyday living.

One of the standout features of this home is the abundance of period details that add to its charm and character. The rear garden provides a lovely outdoor space for gardening, play, or simply unwinding in the fresh air. Additionally, the property includes a garage and a gated driveway, offering parking for up to four vehicles, a rare find in such a desirable location. This detached house is not just a home; it is a lifestyle choice, combining the tranquillity of village life with the convenience of nearby amenities. With its spacious layout and period features, this property is sure to appeal to those seeking a unique and inviting place to call home. Don't miss the opportunity to make this splendid house your own.



Entrance Porch

Single glazed window to front, double glazed door to front, ceiling coving, tiled flooring, wall mounted unit housing fuse board.

Entrance Hall

Stain glass door to hall, stain glass window to hall, double glazed sash window to side, stairs to first floor, radiator, ceiling coving, under stairs storage cupboard, feature archway.

Lounge

14'6" max x 12'6" max (4.42m max x 3.81m max)
Double glazed bay window to front, fitted blinds, two radiators, ceiling rose, dado rail, picture rail, ceiling coving, open fire with decorative fire surround.

Dining Room

12'10" max x 12'5" max (3.91m max x 3.78m max)
Single glazed sash window to rear, two radiators, open fire with inset wood burner, ceiling rose, dado rail, picture rail.

Kitchen

15'8" x 9'4" (4.78m x 2.84m)
Two double glazed windows, wall and base units, worktops, one and half bow sink and drainer, tiled splash backs, radiator, gas hob, double oven and cooker hood, space for low level appliances, breakfast bar.

Rear Porch/Utility

9'5" max x 8'6" (2.87m max x 2.59m)
Double glazed window to side, door to rear garden, radiator, loft access (part boarded), space and plumbing for washing machine, storage cupboard.

Downstairs Shower Room

9'6" x 21'1" (2.90m x 0.89m)
Double glazed window to rear, W.C, wash hand basin, shower cubicle, panelled walls, tiled flooring.

First Floor Landing

Single glazed sash window to side, feature staircase, radiator, two feature arches, loft access.

Bedroom One

12'10" x 12'5" (3.91m x 3.78m)
Double glazed window to rear, radiator, feature decorative fire, dado rail.

Bedroom Two

12'6" max x 9'0" max (3.81m max x 2.74m max)
Double glazed window to front, radiator, dado rail.

Bedroom Three

8'11" x 6'4" (2.72m x 1.93m)
Double glazed window to front, dado rail, radiator.

Bathroom

8'3" x 5'1" (2.51m x 1.80m)
Double glazed window front, radiator, W.C, wash hand basin, enclosed bath, part tiled walls.

Driveway/Front

Gated driveway parking for several cars, side access, shrubs.

Rear Garden

Gated side access, door to garage, patio area, astro turf, raised borders, outside store (housing gas combination boiler, power and light).

Garage

17'8" x 11'1" (5.38m x 3.38m)
Up and over door to front, double glazed door to side, fuse board, power and light, double glazed window to side, located down access road to side of property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

