



MAGGS
& ALLEN

22 OTTRELLS MEAD
BRADLEY STOKE, BRISTOL, BS32 0AJ
£475,000

An extended, 4/5 bedroom detached family home situated towards the end of a quiet cul-de-sac within Bradley Stoke. Although in need of updating, the property offers substantial living space, off-street parking and a sizeable rear garden. Offered to the market with no onward chain.

Ground Floor

Entering into a wide hallway, with stairs rising to the first floor, access to the cloakroom, and in turn the principal rooms.

The first of which is a front reception room or study, which could also be utilised as a fifth double bedroom if required. Towards the rear of the house, you will find a large sitting room, complete with a brick-built gas fireplace and French doors which open onto the rear garden.

Adjacent, the kitchen comprises a range of wall and base-mounted units with work surfaces, and has been knocked through to create an L-shaped kitchen/diner. Off the dining space, a large conservatory provides further living space and offers pleasant views of the rear garden.

The garage has also been converted on this floor; creating a useful studio space or home office.

First Floor

To the first floor, you will find four double bedrooms and a family bathroom. The largest three bedrooms benefit from fitted storage, and the master bedroom encompasses an en suite shower room comprising a toilet, sink and shower cubicle.

The bathroom is a good size, with a three piece suite of toilet, sink and bath with shower over.

Externally

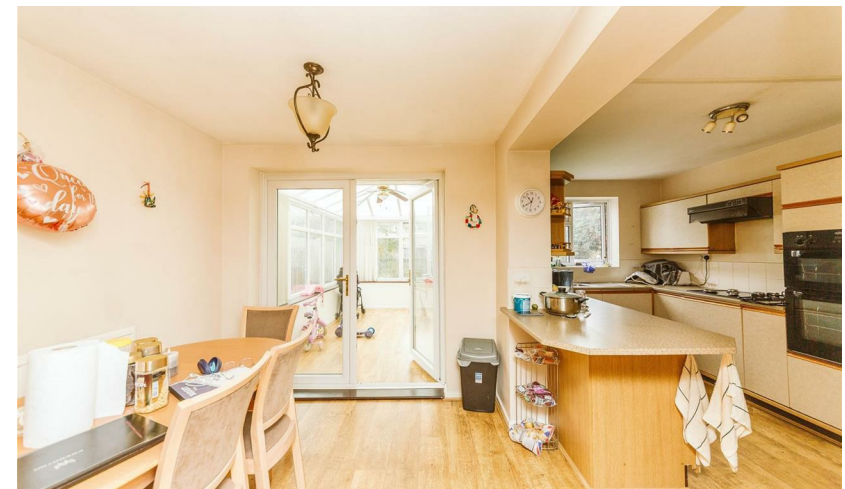
From Ottrells Mead, a driveway leads to the front door, and provides off-street parking for two vehicles. Adjacent, the front garden is primarily laid to lawn with a range of mature shrubs.

The rear garden is an excellent size; featuring an expansive lawn with two patio areas, offering huge potential for any keen gardeners.

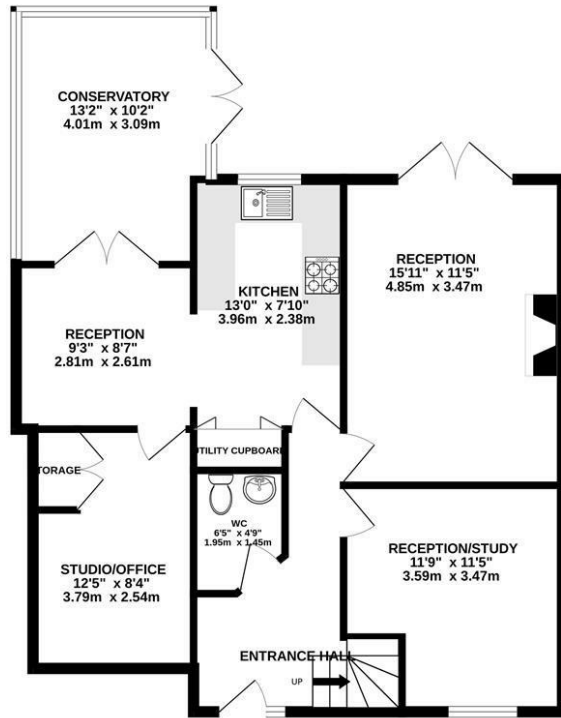
Location

Bradley Stoke is a popular and well-established residential town located to the north of Bristol, offering a perfect blend of suburban comfort and urban convenience. Known for its excellent local amenities, the area boasts a wide range of shops, supermarkets, cafes, and leisure facilities, including the Willow Brook Shopping Centre. Families are particularly drawn to Bradley Stoke for its highly regarded schools, numerous parks, and green open spaces. The town also benefits from excellent transport links, with easy access to the M4, M5, and M32 motorways, as well as nearby rail connections at Parkway Station—making it ideal for commuters. With a strong sense of community and a variety of property types, Bradley Stoke continues to be a sought-after location for both families and professionals alike.

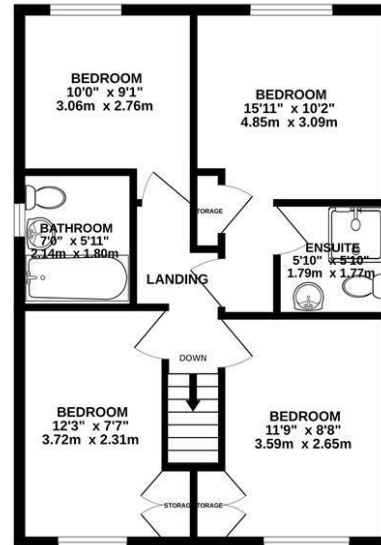




GROUND FLOOR
837 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 4/5 bedroom, detached family home
- Generous living space, including a large conservatory
- Family bathroom, en-suite and downstairs cloakroom
- Open-plan kitchen/diner
- Spacious rear garden with great potential
- Located towards the end of a quiet cul-de-sac
- In need of modernisation, with huge scope to update throughout
- Offered to the market with no onward chain

Guide Price: £475,000

Tenure: Freehold

Council Tax Band: D

EPC Rating: D

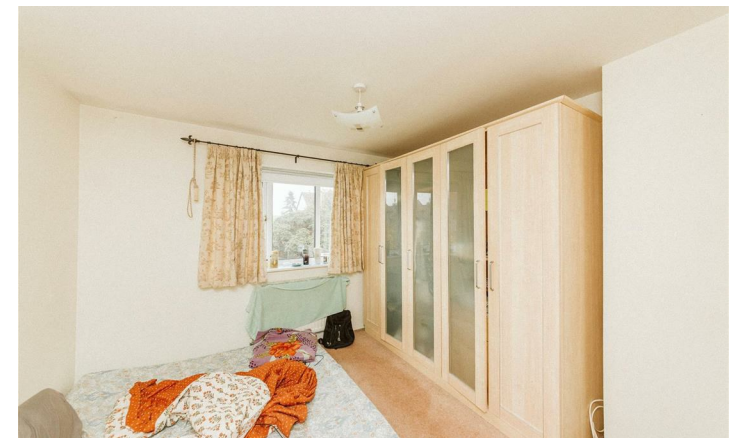
Local Authority: South Gloucestershire Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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