



Station House Station Road, Henbury, Bristol, BS10 7QJ

**GUIDE PRICE £799,950**

**GOODCHILD**  
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## PROPERTY OVERVIEW

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The brand new 'Station House' is a stunning individually designed detached family house finished to an exemplary standard, just moments from green open spaces, motorway links and the city.

A magnificent newly built house, finished to an outstanding standard in a secure and generous plot and is approached by double electric gates. The property offers a fantastic interior with wonderful features including a beautiful reception hall with an oak and glass central staircase. Off the hall is the outstanding family/kitchen/dining area which forms the heart of this home.

A contemporary kitchen features an eye level cluster of appliances: double oven, wine cooler, microwave oven, dishwasher and washer/dryer. Twin aluminium bi-fold patio doors bring the outside in which in turn fills the room with natural light. A spectacular space perfect for entertaining and relaxing in. Also off the hall is a sitting room with bi-fold doors to the garden and a downstairs cloakroom. The first floor offers 4 bedrooms, the master and bedroom two both with stylish en-suite facilities plus a further contemporary family bathroom.

### Exterior

This brand-new home is approached via double electric gates with a brick paved drive enclosed by a stunning stone wall, parts of which would have been the last remaining walls of the original manor house. A comprehensive landscaping scheme includes a large lawn, planted borders, an electric car charging point and car parking spaces for multiple cars. In addition, there is a large, detached garage with electric door.

Heating System – Mitsubishi air source with smart controls. Underfloor heating throughout the property.

Warranty – Architects Professional Warranty

Henbury Court Primary Academy approx. 0.23km  
Blaise Primary and Nursery School approx. 0.46km  
Blaise High School approx. 0.12km  
Bristol Free School approx. 1.48km

### Location

Located within close proximity to the Blaise Castle Estate with approx. 650 acres of open space and is close to the amenities of Westbury village and has excellent access to the M5/M4 motorway networks.

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## KEY DETAILS

- 'Station House' Is A Stunning Detached New Build Property
- 4 Bedrooms (2 with En-Suites)
- Open Plan Family/Living Area
- Underfloor Heating
- Electric Vehicle Charging Point
- 10 Year Insurance Backed Structural Warranty
- Garage
- No Onward Chain

Guide Price: £799,950

Tenure: Freehold

Council Tax Band: TBC

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: B

Viewing: By appointment only



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TOTAL: 155.9 sq.m. (1,678 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation  
please either call, email or  
follow the QR to book online.



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