

Ground Floor		Floor 1	
 <p>Ground Floor Plan showing rooms: Living Room (3.71 x 4.44 m), Kitchen (3.65 x 3.78 m), Dining Room (4.69 x 3.53 m), Office (5.30 x 2.07 m), WC (2.27 x 0.97 m), and Rear Porch (4.57 x 6.15 m).</p>		 <p>Floor 1 Plan showing rooms: Bedroom (3.22 x 3.98 m), Bedroom (10.6 x 13.07 m), Landing (2.18 x 1.15 m), and Bathroom (7.86 x 9.11 m).</p>	
<p>Approximate total area^m</p> <p>1362 ft² 126.4 m²</p> <p>Reduced headroom</p> <p>10 ft² 1 m²</p>		<p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>	
<p>Living Room 14'6" x 12'2" (4.44m x 3.71m)</p> <p>Dining Room 15'4" x 11'6" (4.69m x 3.53m)</p> <p>Kitchen 12'4" x 11'11" (3.78m x 3.65m)</p> <p>Utility Room 11'4" x 6'6" (3.47m x 1.99m)</p> <p>Office 17'4" x 6'9" (5.30m x 2.07m)</p> <p>WC 7'5" x 3'2" (2.27m x 0.97m)</p> <p>Rear Porch</p> <p>Landing</p> <p>Bedroom 14'7" x 12'0" (4.45m x 3.66m)</p> <p>Bedroom 13'0" x 10'6" (3.98m x 3.22m)</p> <p>Bedroom 12'2" x 9'5" (3.73m x 2.89m)</p> <p>Bathroom 9'1" x 7'0" (2.79m x 2.14m)</p>		<p>(1) Excluding balconies and terraces.</p> <p>Reduced headroom: Below 5 ft/1.5 m</p>	



PROPERTY TYPE House - Detached

BEDROOMS 3

RECEPTION ROOMS 3

BATHROOMS 1

EPC RATING

COUNCIL TAX BAND D



Imposing detached family home offered in first class decorative order throughout.

Entrance hallway, living room, separate dining room , modern kitchen and utility with study and downstairs cloakroom.

At the first floor are three good sized bedrooms, the master overlooking the playing fields of Dundridge Farm and a family bathroom.

Externally, is ample off street parking, a good sized garden and large garden store.

With gas central heating, double glazing - this is a rare opportunity to acquire a character home in a great location.



what the owners will miss

"It's been a big decision to move, but the time is right for us. We'll miss sitting on the patio in the afternoon sun, looking across the park, we'll miss the neighbours and dog walkers that make the area so friendly and our favourite restaurant, the Italian Kitchen, in Hanham, which is a short walk away."



the location

Set directly overlooking the playing fields of Dundridge Farm, this extremely well placed home offers all the benefits of the city, with the feel of the country. With wooded and riverside walks at the River Avon at nearby Crews Hole, Conham river park and Troopers Hill nature reserve. There are local shops at nearby Kingsway and Bryants Hill, the more comprehensive facilities of Hanham high street and its range of independent restaurants and shops, is but a short distance away. Bristol 2.8 miles Bath 9.7 miles

just a thought...

If you hadn't considered this area before, this could be the one! Surprisingly, conveniently located with a range of local amenities nearby, this character home offers everything a modern family could want. Genuinely one not to be missed!