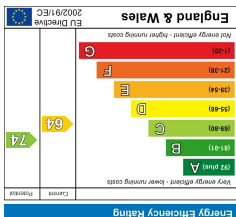
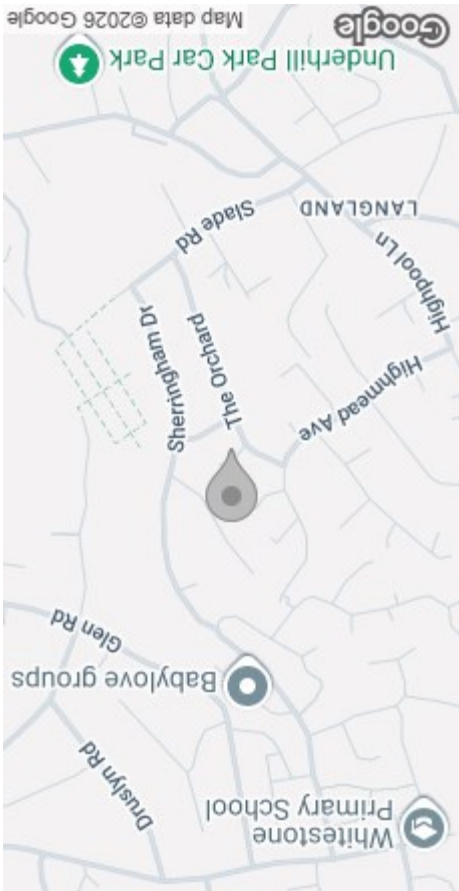


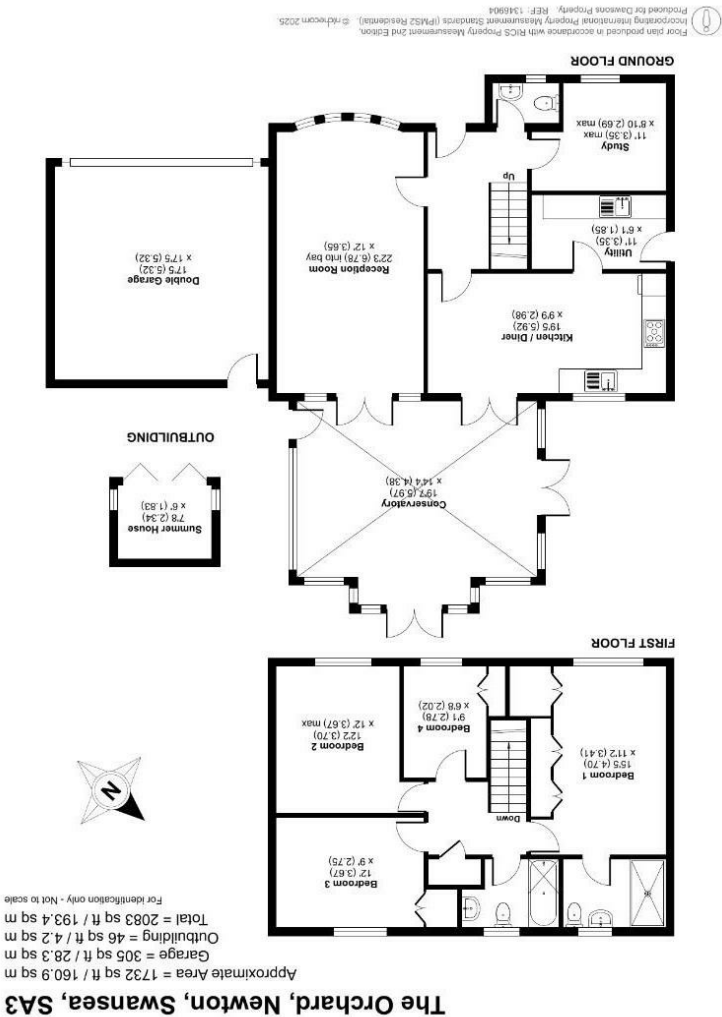
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Situated in the desirable village of Newton and within the catchment area for Bishopston Comprehensive School, this superbly maintained detached family home offers spacious and versatile living in a prime residential setting. Ideally positioned close to local primary schools and village amenities, this property is perfect for growing families seeking comfort, convenience, and quality.

The accommodation briefly comprises a welcoming entrance hallway, cloakroom, and a study/home office, ideal for remote working. A spacious lounge/dining room flows seamlessly into a stunning floor-to-ceiling glass conservatory, which enjoys beautiful views over the privately enclosed mature rear gardens—a perfect space for both relaxing and entertaining. The heart of the home is a stylish fully fitted kitchen with quartz worktops and a family room area, complemented by a separate utility room offering practical storage and workspace. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, along with a modern family bathroom.

Externally, the property is accessed via gated entry leading to a driveway with parking for 3–4 vehicles and a double garage featuring electric up-and-over doors. Side access leads to a private, level garden laid mainly to lawn, bordered by mature shrubs and trees. Three distinct patio seating areas and a charming summerhouse create an inviting and tranquil outdoor living space.

An internal viewing is highly recommended to fully appreciate the size, setting, and exceptional standard of accommodation on offer.

FULL DESCRIPTION

Entrance Hall

WC

Study
11' max x 8'10 max (3.35m max x 2.69m max)

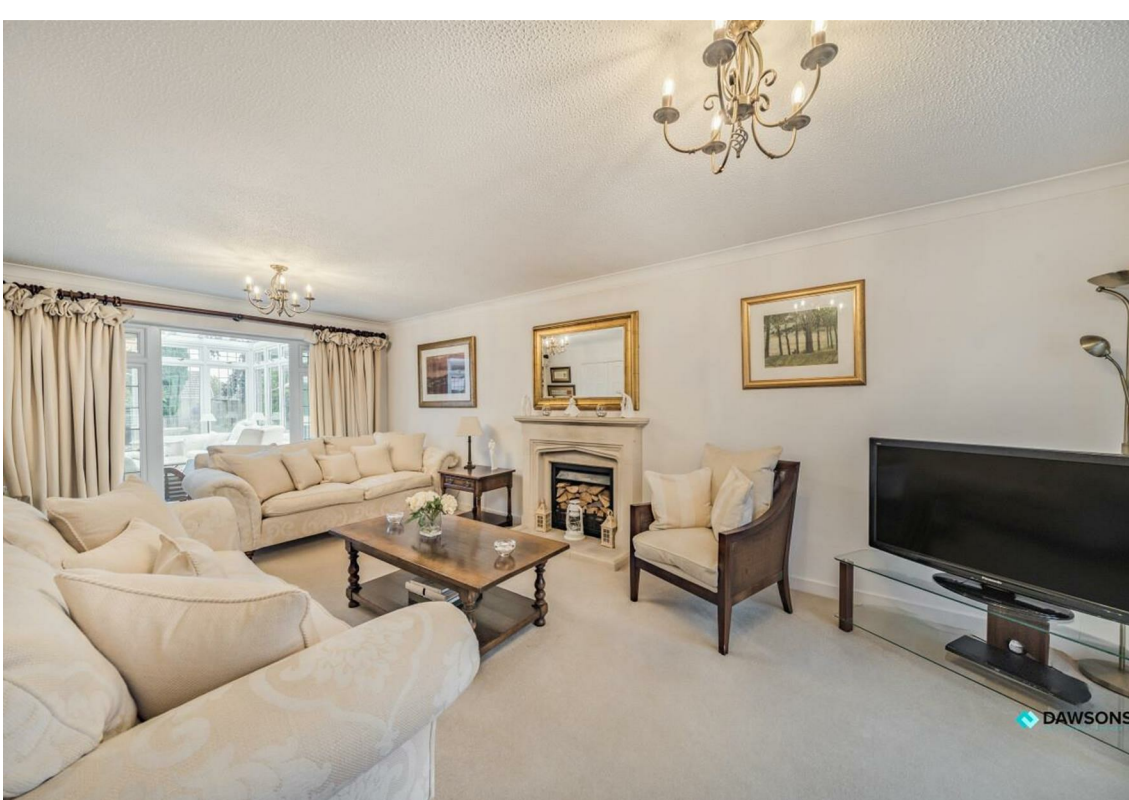
Utility
11' x 6'1 (3.35m x 1.85m)

Kitchen / Diner
19'5 x 9'9 (5.92m x 2.97m)

Conservatory
19'7 x 14'4 (5.97m x 4.37m)

Reception Room
22'3 into bay x 12' (6.78m into bay x 3.66m)

Stairs To First Floor



- Landing
- Bedroom 1
15'5 x 11'2 (4.70m x 3.40m)
- Ensuite
- Bedroom 2
12'2 x 12' max (3.71m x 3.66m max)
- Bedroom 3
12' x 9' (3.66m x 2.74m)
- Bedroom 4
9'1 x 6'8 (2.77m x 2.03m)
- Bathroom
- Summer House
7'8 x 6' (2.34m x 1.83m)
- Parking
Parking is available at this property via the gated driveway and double garage.
- Double Garage
17'5 x 17'5 (5.31m x 5.31m)
- Tenure
Freehold
- Council Tax Band
G

EPC - D

Services
Mains gas, electric, water (billed) & drainage.
Broadband - The current supplier is Plusnet. The broadband type is ADSL.
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Tesco mobile. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

