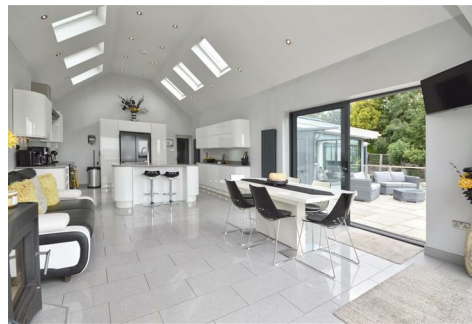




Doverhay Woollard Lane, Bristol, BS14 0QS

£1,200,000

This immaculate detached 4-bedroom bungalow is for sale in the rural outskirts of Bristol, offering approximately 2,400 sq ft of accommodation set in grounds just under 2 acres. Designed to maximise the surrounding countryside views, the property provides generous and flexible single-storey living.

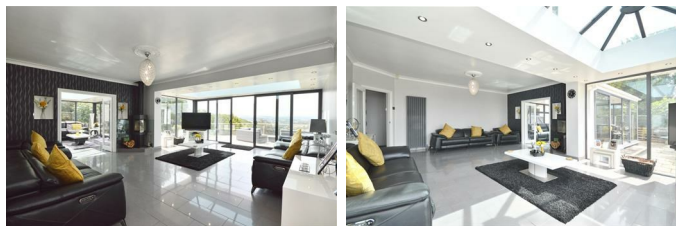
There are two reception rooms, including a sitting room featuring bi-fold doors, underfloor heating, a wood-burning stove and an atrium, creating a bright central living space that opens directly onto the garden and raised patio with glazed surround. A sun room with further bi-fold doors and atrium offers an additional reception area. The open-plan kitchen/diner/family room also benefits from bi-fold doors and a log burner linked to the heating system, providing a practical and efficient layout for everyday living and entertaining. A separate utility room supports the main kitchen.

The bungalow offers three double bedrooms plus a fourth bedroom, currently used as an office but also suitable as a dressing room to the principal suite. Two bedrooms have en-suite facilities, complemented by a further luxury bathroom. The property holds an EPC rating of C and falls within Council Tax Band F.

Entrance Hall

Sitting Room

23'6" x 18'3" (7.18 x 5.59)



Sun Room

17'10" x 13'8" (5.46 x 4.17)



Kitchen / Diner / Family Room

28'8" x 14'6" (8.75 x 4.44)



Utility Room

9'6" x 7'1" (2.94 x 2.17)

Cloakroom

9'7" x 3'2" (2.94 x 0.97)

Principle Bedroom

14'11" x 11'10" max (4.55 x 3.62 max)



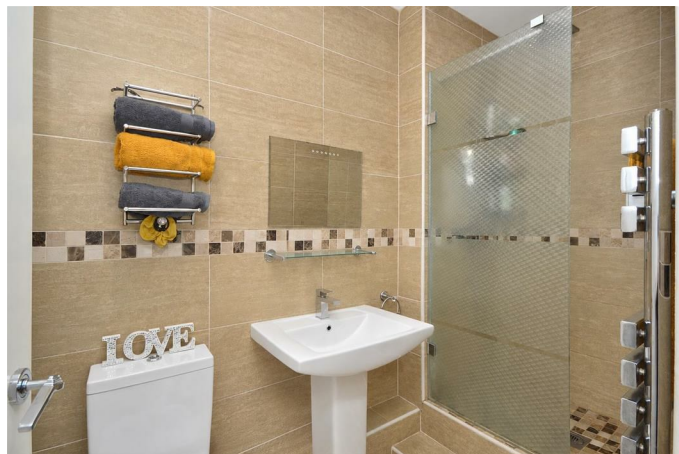
Dressing Room / Potential Bedroom Four

8'5" x 8'3" (2.57 x 2.52)



En-Suite

8'5" x 4'6" (2.57 x 1.38)



Bedroom Two

11'11" x 11'10" (3.64 x 3.61)



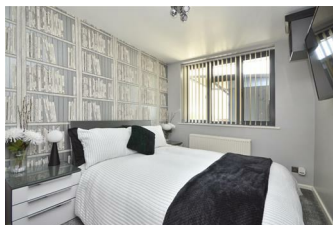
En-Suite

7'11" x 3'3" (2.43 x 1.00)



Bedroom Three

18'7" x 8'1" max (5.68 x 2.47 max)



Family Bathroom

13'5" x 8'0" (4.11 x 2.45)



Gardens & View



Front & Drive

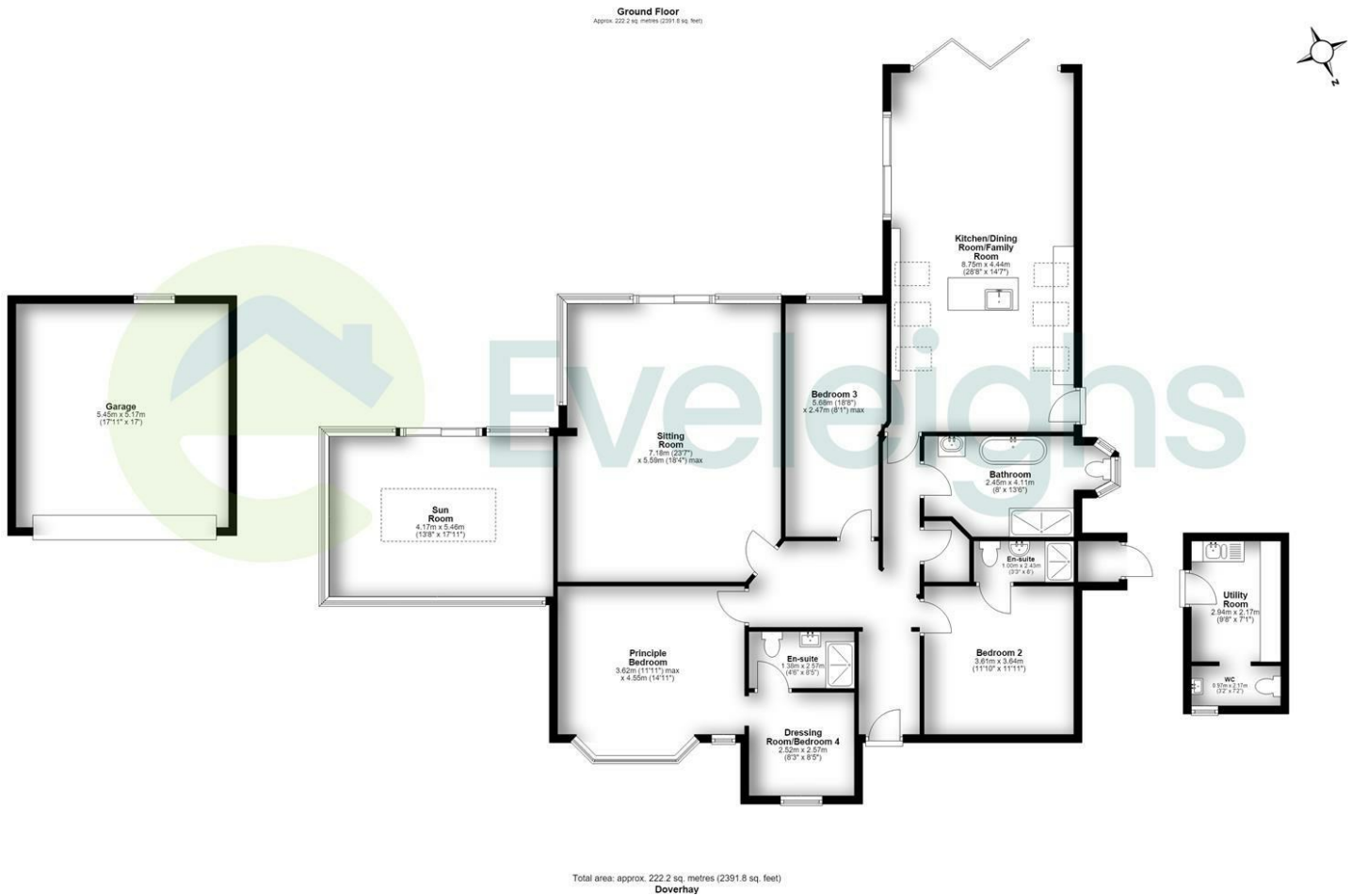


Detached Double Garage

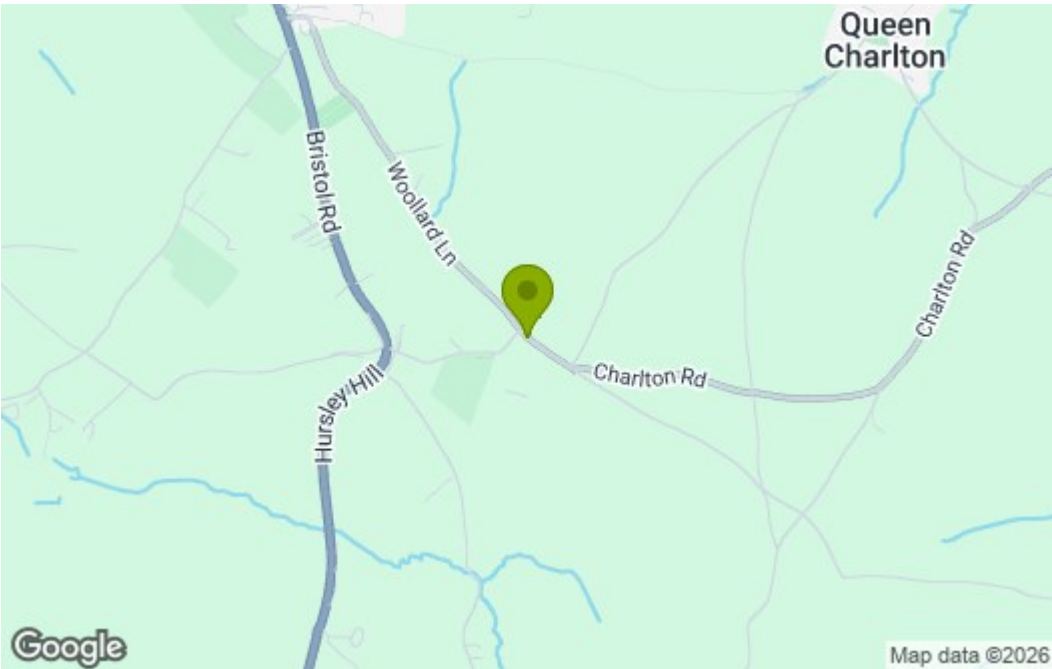
17'10" x 16'11" (5.45 x 5.17)

Drone & Ariel Photos

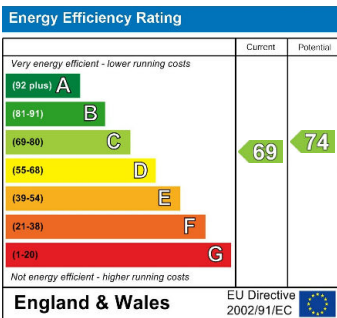
Floor Plan



Area Map



Energy Efficiency Graph



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