



8 Beechcroft, Dundry, Bristol, BS41 8LE

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Guide Price £535,000

- Detached Property circa 1800 sq. ft.
- Village Location in a Cul de Sac
- Lovely walks on your doorstep
- Three Reception Rooms
- Five Bedrooms
- Two Ensuites plus Family Bathroom
- Modern Kitchen
- Garage and Parking
- Enclosed Garden
- Close to the City



GREAT PROPERTY LOOKING FOR IT'S NEXT FAMILY! GREAT VILLAGE CLOSE TO THE CITY yet in the COUNTRYSIDE.

Plenty of space for a family with a good size reception hallway, and large sitting room with access to the garden. A modern kitchen and two extra reception rooms. This home has an amazing amount of storage as well as five bedrooms, two having ensuites and a family bathroom. Outside we have the front garden with driveway for parking and a single garage, access to the rear garden via the side gate which is enclosed and mostly laid to lawn with a children's play area. After many happy years the current owners with their growing family have decided to move on and will miss this friendly cul-de-sac. To arrange your viewing call our friendly team to learn even more about the village and this property.

Dundry is a North Somerset village situated on Dundry Hill, between Bristol and the Chew Valley Lake. It has extensive views overlooking the City of Bristol to the north and the Chew Valley to the south. The village has a great community with a Church, a Village Hall which can be hired for events, a popular pub and a well regarded Church of England Primary School.

The Chew Valley is renowned for its beauty and the lakes are noted for their fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around the Chew Valley and on the Mendips close by. The village is perfectly placed for commuting to both Bristol and Bath, railway stations at Bristol Temple Meads and Bath Spa provide frequent links to London with connections to the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the world.





ROOM DIMENSIONS:

Ground floor:

SITTING ROOM: 13'0" x 18'7"
 DINING ROOM 12'6" x 10'7"
 KITCHEN 11'5" x 9'10"
 UTILITY ROOM 4'9" x 9'10"
 FAMILY ROOM/SNUG 16'2" x 8'8"
 CLOAKROOM 4'8" x 4'7"

GARAGE 15'5" x 10'4"

First floor:

BEDROOM 10'8" x 12'1"
 ENSUITE 6'9" x 6'4"
 BEDROOM 13'1" x 11'9"
 BEDROOM 13'1" x 9'0"
 BEDROOM 8'0" x 6'1"
 FAMILY BATHROOM 7'6" x 6'0"
 BEDROOM 10'5" x 16'1"
 ENSUITE WET ROOM 4'10" x 4'8"

EAVES STORAGE 10'5" x 10'0"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

70 | c

56 | d



GROUND FLOOR
 1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (181.0 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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