



29 Cappards Road, Bishop Sutton, Bristol, BS39 5PS

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- Detached Property
- Village Location
- Immaculately Presented
- Large Kitchen/Breakfast Room
- Cosy Sitting Room
- Five Bedrooms
- Principal Bedroom with En-Suite
- Family Bathroom
- Single Garage
- Sunny Garden



MODERN FAMILY PROPERTY IN A VILLAGE LOCATION

A welcoming reception hall leads to the large kitchen family room at the rear of the home which opens onto the level sunny garden and terrace with a stream at the bottom.

The sitting room is light and airy and overlooks the front garden.

A useful utility boot room with side access, is ideal for wellies and muddy dogs after country walks to the nearby Chew Valley Lake.

Upstairs there is a spacious landing providing access to all five bedrooms, the master having an ensuite bathroom, and a further family bathroom

Outside is there is ample off road parking and a single garage and an electric car charger.

The front and rear gardens have been professional landscaped creating relaxing sunny areas to enjoy.

This is a sought after development which is always popular with families and benefits from a park within walking distance.

Looking forward to showing you this lovely family home so please do give us a call!

ABOUT THE VILLAGE

Bishop Sutton is the closest village to Chew Valley Lake where you can find Salt and Malt own by Celebrity Chef Josh Eggleton. It's a lively village with tennis and football clubs, with a village hall that can be hired for private events. Village amenities including a Budgens supermarket, a hairdressers, a popular pub and a Post Office/convenience store. Bishop Sutton and nearby Stanton Drew school have both got outstanding Ofsted reports (www.bishopsuttonstantondrew.co.uk). Chew Valley School is well regarded with an excellent sixth form. (www.chewvalleyschool.co.uk)

The Chew Valley is renowned for its beauty, the lakes are noted for their fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around Chew Valley and on the Mendips close by.

The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from the village to Bristol and railway stations at Bristol Temple Meads and Bath Spa provide services to London and the national rail network. Access to both the M4 and M5 are within a reasonable distance and Bristol International Airport has flights to Europe and connections to the rest of the World





ROOM MEASUREMENTS

Ground Floor:
 KITCHEN/BREAKFAST ROOM: "28'1 X 11'3"
 SITTING ROOM: "15'0 X 11'5"
 UTILITY: "7'11 X 5'7"

First Floor:
 MASTER BEDROOM: "13'0 X 11'5"
 BEDROOM TWO: "12'7 X 8'5"
 BEDROOM THREE: "12'3 X 9'3"
 BEDROOM FOUR: "11'10 X 8'4"
 BEDROOM FIVE: "8'5 X 6'7"
 BATHROOM: "9'3 X 7'2"



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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