



New School House, Church Road, Redhill, Bristol, BS40 5SG

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- Detached Home Circa 1600 sqft
- Fitted Kitchen/breakfast Room
- Sitting Room
- Conservatory with Stunning Views
- Bonus Room Plus a Utility Room
- Main Bedroom with Ensuite
- Three Further Bedrooms and Family Bathroom
- Garden with Hot Tub
- Garage and Parking for Several Cars
- NO FORWARD CHAIN



We are delighted to present New School House, a very individual 4-bedroom detached residence in the village of Redhill, close to the vibrant centre of Wrington and all the amenities on offer there.

This lovely home offers a blend of classic charm and practical living. Boasting a spacious and impressive stone-built design, the property's distinctive facade – lovely stone mullioned windows -harmoniously combines period appeal with contemporary style.

Stepping inside, you will discover a modern interior designed with great flexibility and family appeal. All rooms flow well from the spacious hallway – a stylish fitted kitchen/breakfast room, a useful utility room, together with a bonus room – currently utilised by the owners as a wine room.

From the hallway, there is a very spacious sitting room with feature fireplace and from here head into the bright and airy conservatory - a room with a view!. Exit through the French doors into the walled garden and - oh my goodness – the panoramic view from here is just fabulous! Within the garden is a hot tub – relax in the bubbles and star gaze! A downstairs loo completes the ground floor.

To the first floor are four good sized bedrooms, the principal of which has a very stylish ensuite shower room. The three further bedrooms share a family bathroom and there is plenty of built in storage. All rooms enjoy countryside views to the rear or the Church to the front of the house.

Approaching the house from the road there is a garden with attractive planting and borders together with a driveway for several cars leading to a garage which has pedestrian access to the rear garden. To the rear is a garden which is ideal for the kids to play and also for alfresco dining and entertaining – the view will be a talking point!

This is a lovely home and we are looking forward to showing you around – please give us a call to arrange your viewing.

Redhill is a highly sought after village situated in an elevated position in the beautiful North Somerset countryside. Local facilities include a pub, church, village hall and social club. There is also a recreational field with a children's play area. In the nearby village of Wrington, there is a great restaurant, pubs, shops, doctor, dentist, chemist and a vet as well as a well-supported primary school with secondary schooling is available at nearby Churchill Academy and Sixth Form Centre both of which have recently been awarded 'Outstanding' by Ofsted. Churchill Academy benefits from a modern sports complex available to the general public. Children in the village of Redhill are currently provided with transport daily to and from Wrington Primary School with further schooling in Bristol, Wraxall and Chew Magna





Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	42 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

ROOM DIMENSIONS

Ground Floor

- PORCH 6'2" x 3'4"
- HALLWAY 14'4" x 8'0"
- KITCHEN DINING ROOM 14'4" x 12'4"
- UTILITY ROOM 7'0" x 7'7"
- BONUS WINE ROOM 6'6" x 14'1"
- SITTING ROOM 14;5" x 19;3"
- CONSERVATORY 15'1" x 11'3"
- LOO 2'7" x 6'0"

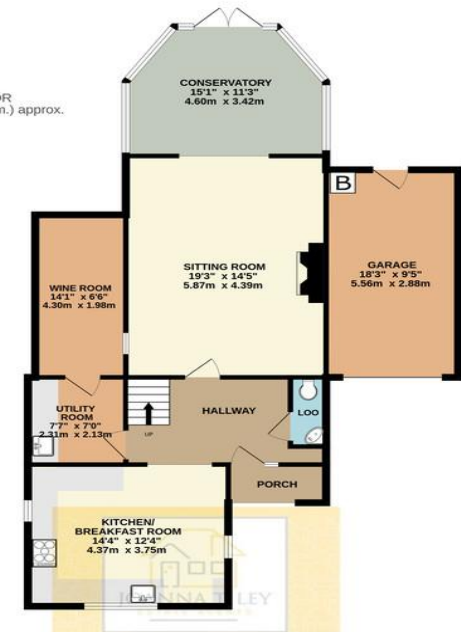
GARAGE 9'5" x 18'3"

First Floor

- LANDING 15'0" x 16'2"
- BEDROOM 14'5" x 11'2"
- ENSUITE 9'4" x 6'8"
- BEDROOM 14'5" x 11'9"
- BEDROOM 7'1" x 10'5"
- BEDROOM 9'4" x 11'1"
- BATHROOM 7'0" x 7'5"



GROUND FLOOR
1034 sq.ft. (96.0 sq.m.) approx.



FIRST FLOOR
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 1815 sq.ft. (168.6 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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