



6 Ashmead, Temple Cloud, Bristol, BS39 5BG

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- Detached Family Home
- Cul-de-Sac in Village Location
- Two Reception Rooms
- Modern Kitchen with Breakfast Room
- Main Bedroom with Ensuite
- Four Further Bedrooms
- Family Bathroom
- Garage and Parking
- Enclosed Garden
- Lovely Walks on Your Doorstep and the Pub



### **GREAT FAMILY HOME!**

A stylishly presented and welcoming family home with a pleasing and practical layout. This lovely house is set in a quiet cul-de-sac location with lots of flexible living space and close to all village amenities.

Entering the property into the hallway all rooms flow really nicely from here. Heading into the spacious and bright sitting room with a cosy fire and through double doors into a very useful snug with access via French doors to the rear garden. Off from the hallway is a very well fitted kitchen with lots of storage windows overlooking the garden – the dining area leads directly from the kitchen and is a great space for entertaining and has access to the garden. Leading off from the kitchen is an oh-so-useful utility room with storage and space for your laundry equipment. An essential downstairs loo completes the ground floor.

Upstairs are five great sized bedrooms – one with an ensuite and fitted wardrobes and another with a dressing area and fitted wardrobes. There is a stylish family bathroom.

Outside there is generous parking and an integral garage whilst to the rear is a garden mainly laid to lawn and a patio ideal for alfresco entertaining. We are looking forward to showing you this lovely home – please do give us a call

**Temple Cloud** offers great access to Bristol, Bath and Wells whilst being in the countryside! Within the village there is an excellent primary school, petrol station with a general stores and doctors surgery. The Temple Inn Public House is in the heart of the village offering fantastic food and family atmosphere! There is a regular bus service on the main road and a bus to Chew Valley School. Mainline rail services are available from Bristol and Bath whilst Bristol International Airport is a short drive away. The surrounding area has a number of facilities including several farm shops, golfing at Farrington Gurney, sailing at the Chew Valley lakes and excellent walks. The village is perfectly placed for commuting to both Bristol and Bath with a regular bus service to Bristol and railway stations at Bristol Temple Meads and Bath Spa with trains to London and links to 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.



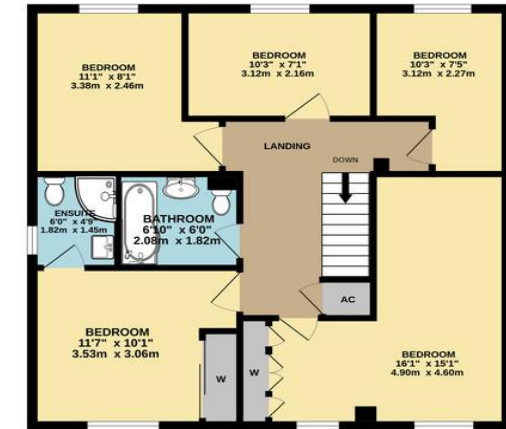


### ROOM DIMENSIONS

Ground Floor  
 HALL 6'7" x 14'8"  
 SITTING ROOM 11'7" x 16'0"  
 SNUG 9'9" x 10'6"  
 KITCHEN BREAKFAST ROOM 17'0" x 18'0"  
 UTILITY 7'4" x 5'1"  
 LOO 3'4" x 5'6"

First Floor  
 LANDING 11'6" x 12'3"  
 BEDROOM 15'1" x 16'1"  
 BEDROOM 11'2" x 10'1"  
 ENSUITE 5'1" x 6'0"  
 BEDROOM 11'1" x 10'11"  
 BEDROOM 10'3" x 7'1"  
 BEDROOM 7'5" x 10'3"  
 BATHROOM 7'2" x 5'9"

Outside  
 GARAGE 8'3" x 16'7"



TOTAL FLOOR AREA : 1471 sq.ft. (136.7 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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