



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



## 38 Cappards Road, Bishop Sutton, Bristol, BS39 5PS

- Beautifully Presented Detached Family Home
- Sought After Location
- Open Plan Kitchen Diner
- Sitting Room and Study/Playroom
- Principal Bedroom with En-suite
- Three Further Bedrooms
- Family Bathroom
- Lawned Garden and Countryside Views
- Garage and Parking
- Local Amenities on your Doorstep

### LOVELY FAMILY HOME IN SOUGHT AFTER VILLAGE!

Tucked away at the end of a quiet cul-de-sac in the popular village of Bishop Sutton and enjoying open countryside views, this beautifully presented four bedroom detached home is ideal for modern family living. The property offers bright and welcoming living spaces throughout. The spacious kitchen/dining room with patio doors opens onto a landscaped rear garden, perfect for entertaining and enjoying the outlook beyond. There is also a stylish sitting room, a flexible study/playroom and a convenient downstairs cloakroom. Upstairs, the principal bedroom benefits from a stylish ensuite, alongside three further good-sized bedrooms and a modern family bathroom. The upper floor also enjoys lovely views across the countryside. Externally, the property has a private driveway and a garage/workshop. Blending village charm with practical family living, and with countryside walks right on your doorstep, this is a home not to be missed. Viewings are highly recommended.

**Bishop Sutton** is a sought-after family friendly village to the eastern edge of Chew Valley Lake. Highly acclaimed for its community and excellent range of amenities, the village boasts a superb array of facilities including a supermarket, a hairdressers, a popular village public house and a Post Office. Bishop Sutton is celebrated for being a lively village, with thriving tennis and football clubs for any discerning sport enthusiasts, and a village hall offering events and which can be hired for private events. Bishop Sutton and nearby Stanton Drew school both boast outstanding Ofsted reports. The nearby Chew Valley School is well regarded with an excellent sixth form. The Chew Valley is renowned for its beauty, with the lakes notable for their excellent fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around Chew Valley and on the Mendips close by. The Lake is further enriched by the popular Salt & Malt Restaurant which is owned by Celebrity Chef Josh Eggleton and celebrated by locals and visitors alike. The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from the village to Bristol, and both Bristol Temple Meads and Bath Spa railway stations which 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.









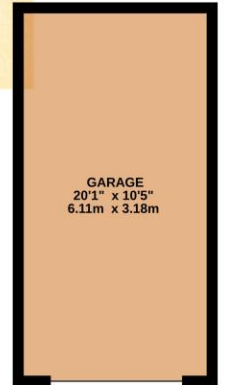
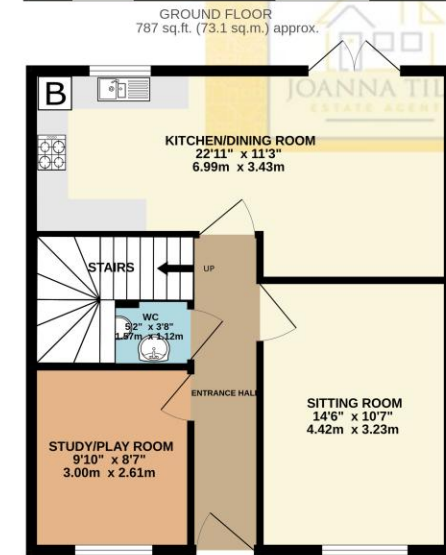
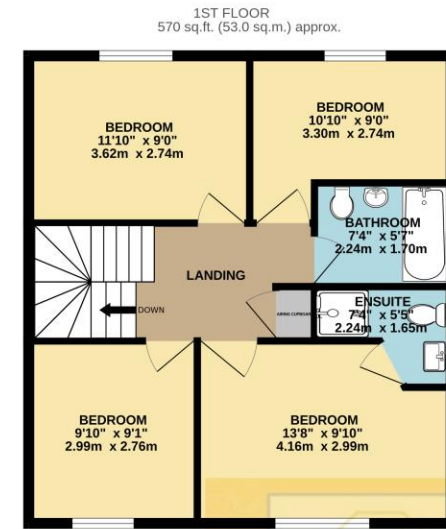


Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## ROOM DIMENSIONS

Ground Floor  
 ENTRANCE HALL 3'9" x 17'0"  
 STUDY/PLAY ROOM 8'7" x 9'10"  
 SITTING ROOM 10'7" x 14'6"  
 KITCHEN/DINING ROOM 22'11" x 11'3"  
 W/C 5'2" x 3'8"

First Floor  
 BEDROOM 13'8" x 9'10"  
 ENSUITE 7'4" x 5'5"  
 BEDROOM 9'1" x 9'10"  
 BEDROOM 11'10" x 9'0"  
 BEDROOM 10'10" x 9'0"  
 FAMILY BATHROOM 7'4" x 5'7"  
 Outside  
 GARAGE 10'5" x 20'1"



TOTAL FLOOR AREA: 1357 sq.ft. (126.1 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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