



214 HENFIELD ROAD COALPIT HEATH

Extended 4 bedroom country cottage in half an acre, situated in a pleasant non-estate country environment. An ideal solution for a growing family who need a bit more space to run around - with massive further potential.

Stepping inside we find a nicely appointed kitchen diner, utility room, spacious lounge with log stove, cloakroom, 4 bedrooms and family bathroom, with the master bedroom having an en-suite shower room. Accommodation is well presented, with much of the ground floor having underfloor heating - and beautiful rural country views can be enjoyed from the windows in most principal rooms out over fields to the front and rear. Adjoining the rear of the property: a small lawn, patio and paved pergola - perfect for those barbecues in the late evening sun! A driveway to one side of the property leads to the car park for 8 or more cars. Beyond this is the field, measuring about 20 metres width x 55 metres depth, a flat area laid to lawn with a storage container and some mature trees and hedges. Location of the property is ultimately convenient for commuting via car to North Bristol via A4174, Bristol Parkway Rail, or the motorway network, and there are some excellent local walks including Bitterwell Lake, "The Kendleshire" golf club, and garden centres.



OFFERS IN EXCESS OF £600,000

COUNTRY
PROPERTY

214 Henfield Road, Coalpit Heath, Bristol, BS36 2UJ

Extended 4 Bedroom Cottage In Half An Acre Land Country Views Ensuite & Utility Room Lounge With Log Stove Nicely Presented Energy Efficiency Band D Vendor Suited - NO Chain

Henfield is a rural hamlet on the Southern outskirts of Coalpit Heath near Ram Hill. The area has a rich heritage dating from the 1830s with The Dramway heritage trail following local mining routes from Coalpit Heath to Siston. Sainsburys at Emersons is a 5 minute drive, Longwell Green leisure complex a little further, and Waitrose in Chipping Sodbury which is about 12 minutes drive. Location is ultimately convenient for commuting via car to North Bristol via A4174, Bath, Bristol Parkway Rail terminal, or the M32 (3 miles distant), M4 (J18 - 6 minutes drive) and M5 motorway. There are some excellent local walks including Bitterwell Lake, The Kendleshire golf club, and garden centres. Three local pub restaurants a very short drive away.



GROUND FLOOR

Kitchen Dining Room 12' 3" x 20' 11" (3.73m x 6.38m) Shaker style wall cupboards under wood effect laminate work surfaces incorporating stainless steel one and half bowl sink unit. Range cooker with 5 ring gas hob, 2 oven, extractor hood over, space for American style 'fridge/freezer, space for dishwasher, window to rear.

Lounge 19' 9" x 12' 2" (6.02m x 3.71m) Log stove in fireplace, door and window to front.

Utility and Cloakroom 8' 7" x 12' 4" (2.62m x 3.76m) Space for washing machine and tumble dryer, matching base cupboards with work surface, door to patio to rear. Cloakroom (2' 7" x 5' 10") incorporating WC, pedestal wash basin, extractor fan.

Inner Hall Stairs rising, with store cupboard under housing the manifold for the underfloor heating extending throughout the kitchen dining room, hall, utility and cloakroom.

FIRST FLOOR

Landing Hatch to loft (part boarded with ladder and light)

Bedroom 1 10' 4" x 12' 2" (3.15m x 3.71m) Picture window enjoying pleasant views over fields to the front. Two double wardrobes, feature fireplace. Door to ensuite shower room.

Ensuite Shower Room 8' 0" max. x 8' 2" (2.44m x 2.49m) Walk in 1200mm shower with glazed screen and multi-point thermostatic shower mixer tap over, extractor fan, WC, pedestal wash basin, heated towel rail.

Bedroom 2 8' 5" x 12' 3" min. (2.57m x 3.73m min.) Window to rear.

Bedroom 3 10' 1" x 9' 5" min. (3.07m x 2.87m min.) Dual aspect, double room.

Bedroom 4 7' 11" x 12' 2" (2.41m x 3.71m) Window to front enjoying pleasant views, currently used as an office.

Bathroom 6' 7" x 7' 8" (2.01m x 2.34m) Panelled bath with shower mixer tap over, pedestal wash basin, WC, extractor fan, heated towel rail, box over stairwell, obscured window to side.

OUTSIDE

Rear Garden 20 metres x 55 metres. Facing West and extending to about a quarter of an acre, enclosed by hedges and fences. Storage container and lean-to, cold water tap. Small orchard with plum and apple trees.

Patio and Pergola Adjoining the back of the house. Outside light, outside power points, cold water tap. Laid to flagstones, stone wall pergola/barbecue area, looking out over small lawn with birch tree.

Car Park Space for 8 or more cars, laid to tarmac, accessed via driveway to side of property. LPG bulk tank for the property.

Front Garden Currently laid to lawn with beech hedge boundaries.

FURTHER DETAILS

Directions On the A4174 exit for Westerleigh/Science Park. At the second roundabout continue straight over, and pass the Folly pub on your left hand side. After about a mile, go over the brow of the hill and prepare to turn left - look for a brown signpost for Bitterwell Lake. You will find the property after 200 yards on your left hand side, pull in the drive to the left of the property and drive round to the rear.

Tenure Freehold

Council Tax Band C

Services Mains electricity, water and drainage connected. LPG bulk tank for Worcester combi boiler, and range cooker in the kitchen.

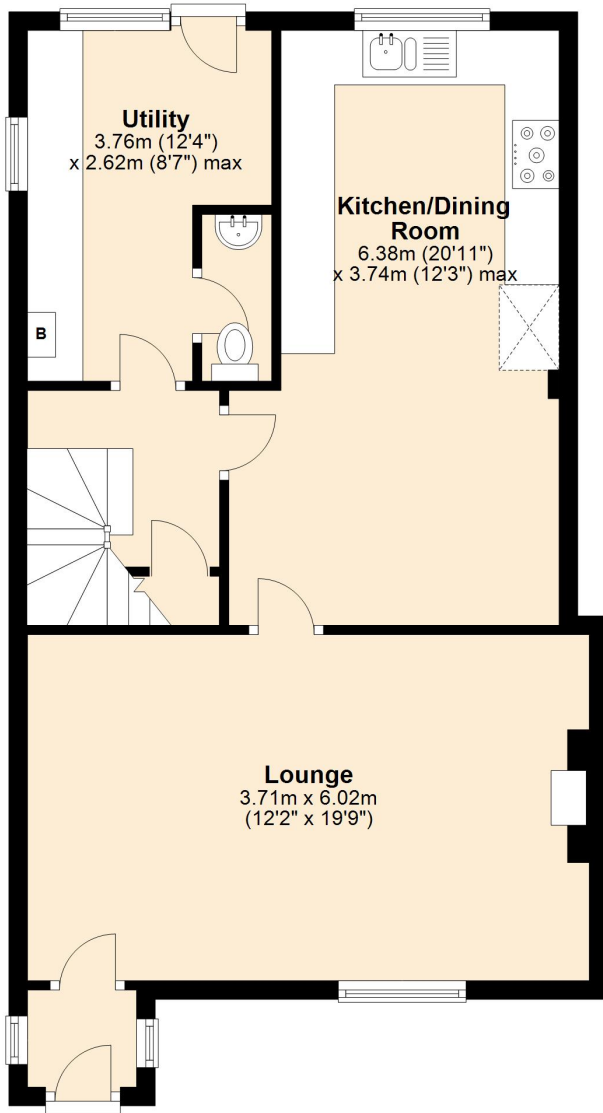


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D	57	58
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC



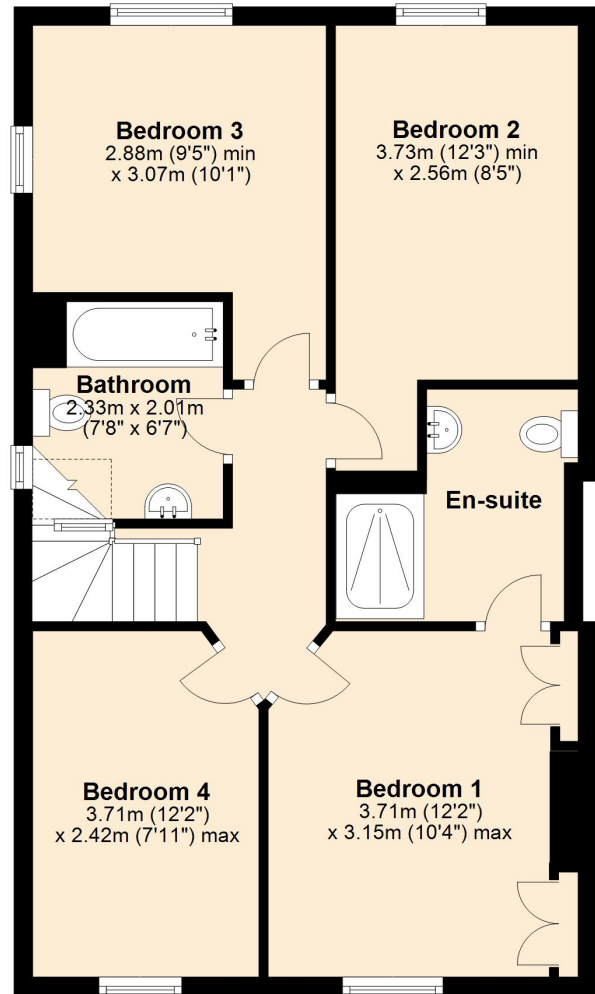
Ground Floor

Approx. 58.4 sq. metres (629.1 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.8 sq. feet)



Total area: approx. 113.9 sq. metres (1225.9 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



COUNTRY
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The Grange, 73 Broad Street, Chipping Sodbury
South Gloucestershire, BS37 6AD

01454 321339

www.countryproperty.co.uk

enquiries@countryproperty.co.uk

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