



BRISTOL ROAD
FRENCHAY, BRISTOL, BS16 1LQ
PRICE GUIDE £1,500,000



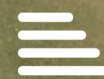
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- GROUND FLOOR**
- ENTRANCE**
- DINING ROOM**
19'3" x 9'10"
- LOUNGE**
19'8" x 11'1"
- STUDY**
9'9" x 7'7"
- KITCHEN/BREAKFAST ROOM**
25'3" x 12'9"
- UTILITY ROOM**
13'0" x 6'9"
- PRINCIPAL SUITE**
21'9" x 6'9"
- DRESSING ROOM**
- ENSUITE SHOWER ROOM**
- BEDROOM TWO**
13'4" x 13'3"
- ENSUITE SHOWER ROOM**
- BEDROOM THREE**
16'3" max x 15'3" max
- BEDROOM FOUR**
10'9" x 8'11"
- JACK AND JILL ENSUITE SHOWER ROOM**
- BEDROOM FIVE/GYM**
13'3" x 12'7"
- FAMILY BATHROOM**
- OUTSIDE**
- GATED FRONT GARDEN**
- REAR GARDEN**
- DOUBLE GARAGE**
16'3" x 14'7"
- LOWER GROUND FLOOR**
- DOUBLE GARAGE**
25'7" x 20'2"

Tucked away behind secure electric gates, Chataigne, fittingly named after the French word for chestnut, is a stunning single-storey sanctuary bathed in golden autumn light. Perfectly placed in the historic village of Frenchay, this architecturally striking home boasts an incredible 2800 sq ft of accommodation and offers a peaceful, semi-rural escape, while keeping the vibrant hearts of Bristol and Bath just a short drive away.

Stepping inside, a welcoming entrance hall sets a comforting tone, leading seamlessly into the heart of the home. The semi-open plan sitting and dining area is flooded with amber sunshine, creating a warm and inviting backdrop for cosy evenings around the fireplace and watching the leaves fall outside. The bespoke kitchen and breakfast room serves as a seasonal culinary haven, perfectly oriented to capture views of the changing garden colours, while a practical utility room acts as the perfect boot room after a crisp autumn stroll along the Frome Valley river and Frenchay Common. The principal bedroom suite offers a luxurious, private retreat complete with a dressing area and ensuite, beautifully positioned to frame the seasonal foliage outside. Guests and family are equally well accommodated with a second ensuite bedroom, two additional bedrooms sharing a clever



Jack-and-Jill bathroom, and a beautifully finished family bathroom designed for long, relaxing soaks. A quiet home office provides an inspiring sanctuary for focused work during shorter autumn days, complemented by a dedicated home gym to support indoor wellness as the weather turns cooler.

Outside, the property transforms into an enchanting autumnal oasis, designed for year-round usability and effortless, low-maintenance beauty. Structured seasonal planting and magical, layered twilight lighting create a glowing atmosphere across multiple seating and dining zones, making it ideal for wrapped-up social gatherings.

At the heart of this outdoor haven is a luxurious sunken hot tub, offering a steaming, starlit escape for chilly October nights.

Parking and storage are well catered for through a combination of a below-ground double garage designed to be easily converted to a games room, gymnasium or additional living space, plus a further double garage and multi vehicle driveway provision.

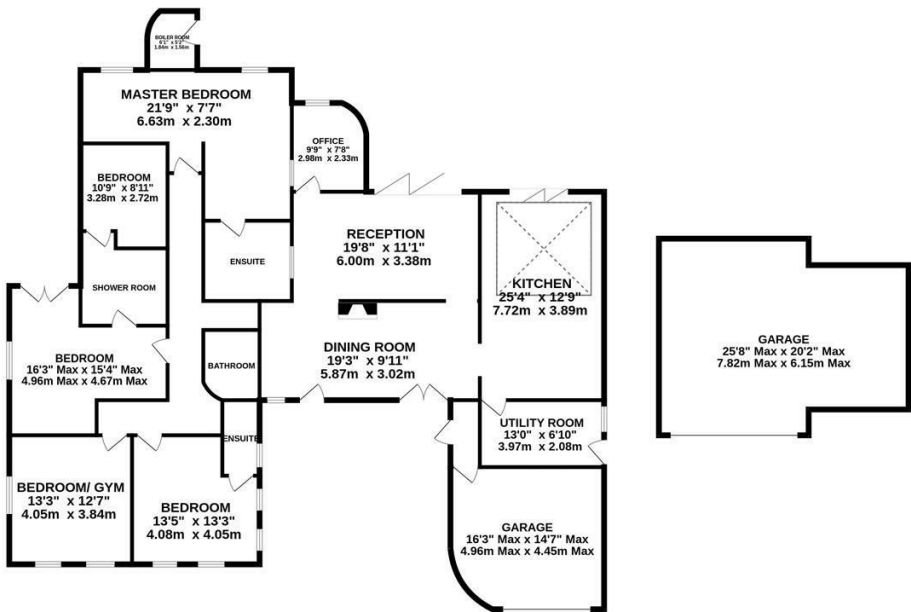
Frenchay itself contributes significantly to the appeal of the property, offering a village environment characterised by a sense of community while maintaining strong connectivity to Bristol and surrounding areas.

This balance of rural character and urban accessibility is a defining feature of the location.



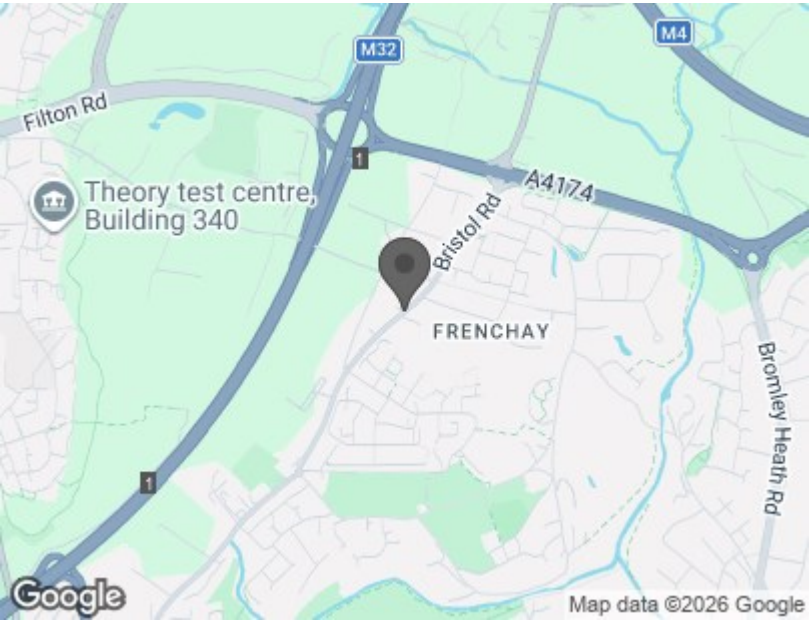
FLOOR PLAN

GROUND FLOOR
2819 sq.ft. (261.9 sq.m.) approx.



TOTAL FLOOR AREA: 2819 sq.ft. (261.9 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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AREA MAP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.