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Greenacre Staunton Lane

Whitchurch Village, Bristol, BS14 0QL

Asking Price £999,995

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*** NO CHAIN ***

Located in a quiet, rural area on the outskirts of Whitchurch is this detached 4 bedroom house offering sophisticated contemporary living. From the moment you enter, the home creates an immediate impression of quality, with generously proportioned rooms. The rear of the ground floor boasts an open plan area with a beautifully designed kitchen with breakfast bar and booth seating providing both relaxed family living and a sophisticated entertaining space, with the added bonus of air conditioning. The ground floor also has a lounge, playroom, shower room, utility with access to the garage and boot and plant room.

The four generously sized bedrooms offer peaceful retreats, with two of them offering ensuites. The family bathroom has been finished to an exceptionally high standard. Every element has been thoughtfully considered to create a home that feels both effortlessly luxurious and wonderfully inviting.

Outside, the private garden and entertaining areas provide an elegant extension of the living space, perfect for enjoying al fresco dining, entertaining guests, or simply unwinding in complete privacy. The front of the property boast a driveway for 7/8 vehicles and there is also a garage which has a first floor that is currently being used as a gym.

Ideally positioned for convenient access to excellent amenities, transport links to both Bath and Bristol, schools, shops and once the lane has been fully developed it will turn in to a sought after private road.

The property also comes with underfloor heating to ground floor, heat source air pump, full alarm system, Cat 5 internet cables and camera system covering all external areas.

























Hallway

Boot Room
12'2" x 7'6" (3.71 x 2.31)

Lounge
15'8" x 15'3" (4.8 x 4.67)

Playroom
15'5" x 12'2" (4.72 x 3.71)

Utility Room
11'8" x 10'5" (3.58 x 3.2)

Shower room

Kitchen/Dining/Family Room
35'11" x 24'8" (10.97 x 7.54)

Garage
21'7" x 14'9" (6.58 x 4.52)

Gym/Office
16'0" x 11'6" (4.90 x 3.53)

Bedroom One
15'5" x 11'6" (4.72 x 3.51)

Ensuite Bedroom One

Bedroom Two
15'5" x 8'11" (4.70 x 2.72)

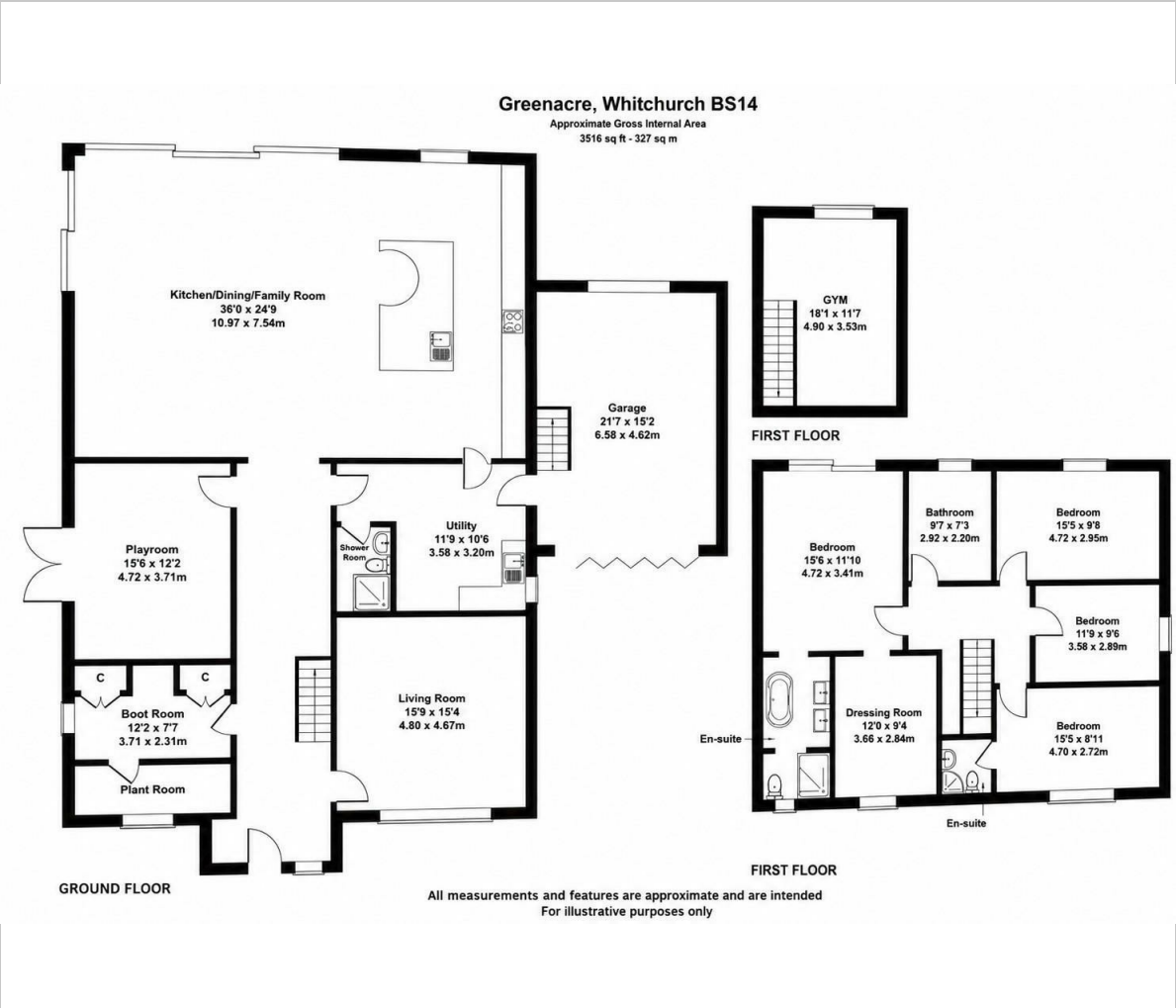
Ensuite Bedroom Two

Bedroom Three
15'5" x 9'6" (4.72 x 2.90)

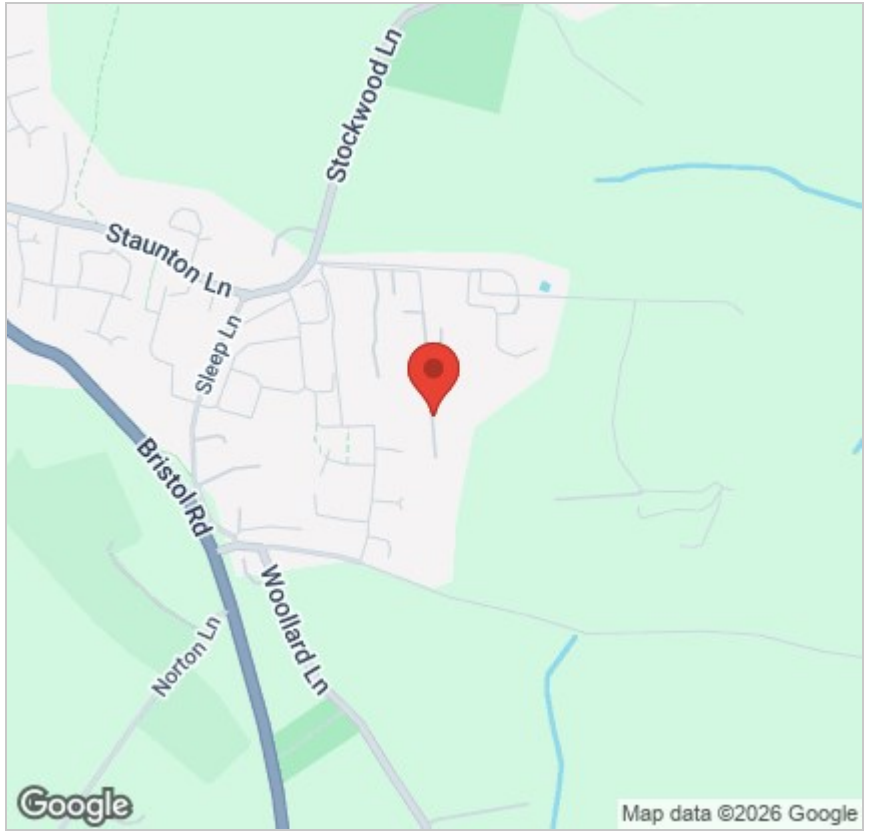
Bedroom Four
11'8" x 9'9" (3.58 x 2.99)

Bathroom
9'6" x 7'6" (2.92 x 2.29)

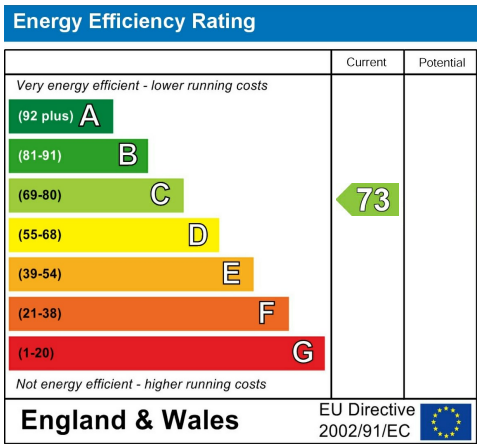
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Knowle Office on 01179 711417
if you wish to arrange a viewing appointment for this property or require further information.

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