

CJ HOLE
est. 1867

149 Knole Lane, Bristol, BS10 6JP

Guide Price: £625,000

Offered to the market with no onward chain and for the first time in over 50 years, this impressive, detached family home occupies a substantial plot close to Cribbs Causeway, offering generous and versatile accommodation, extensive mature gardens, ample parking and excellent potential for future improvement.

- Council Tax Band: E
- EPC: E
- Freehold
- Offered with no onward chain
- Impressive, detached family home on a substantial plot
- Three bedrooms
- Three versatile reception rooms
- Kitchen/breakfast room
- Family wet room/shower room and downstairs cloakroom
- Extensive mature front and rear gardens
- Summerhouses and attractive open outlooks
- Double garage
- Private gated driveway with parking for numerous vehicles
- Convenient access to Cribbs Causeway






BOSCH





Approached via double wrought iron gates, the property is set behind a private driveway providing parking for numerous vehicles and access to the double garage. A generous lawned front garden, established borders, mature evergreen planting and a feature red acer tree create an attractive approach.

The main entrance opens into a welcoming central hallway, providing access to the principal ground floor accommodation. The living room features a fireplace and interconnects with a further reception room, currently arranged as a home office but equally suited as a playroom, snug or additional sitting room.

To the rear, a spacious dining and sitting room enjoys windows to two elevations and extensive views across the generous family garden, creating an ideal space for both everyday living and entertaining.

The kitchen/breakfast room also enjoys a dual aspect, with views over the side and rear gardens. Fitted with a range of built-in storage, space for appliances and a useful breakfast bar area, it also provides side access and stairs rising to the first floor. A further workshop offers excellent potential to create a utility room, subject to requirements, and benefits from direct access to the garden. Completing the ground floor is a downstairs cloakroom/WC.

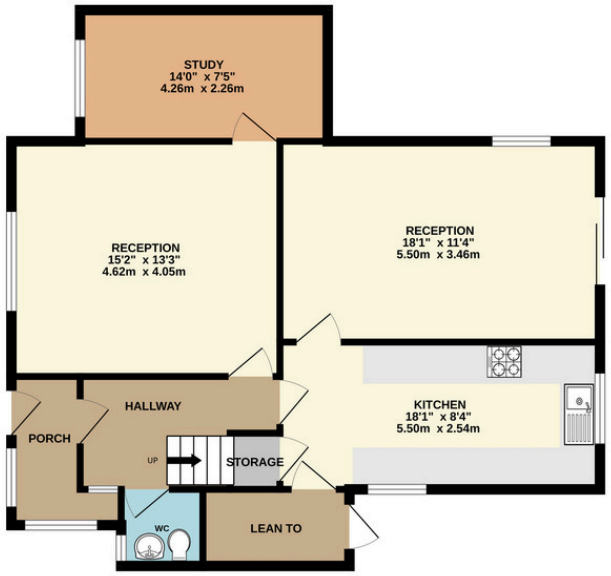
To the first floor, the landing benefits from a side-facing window and provides access to three bedrooms and the family wet room/shower room. Two of the bedrooms are positioned to the rear and enjoy far-reaching views across the garden, while the third is positioned to the front.

Outside, the mature rear garden is a particular highlight of the property. Beautifully established and thoughtfully arranged into a variety of areas, it offers an abundance of mature trees, shrubs and hedging, including a striking monkey puzzle tree, horse chestnut, palms and well-planned planted borders. The garden also benefits from summerhouses and attractive open outlooks, creating a private and highly versatile space for family life, relaxation and entertaining.

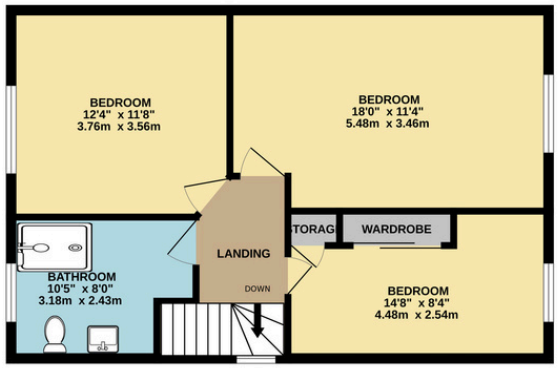
This is a substantial home with exceptional outdoor space and considerable potential, offered vacant and available for immediate occupation, subject to the usual legal formalities.



GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 sq.m.) approx.

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CJ Hole Henleaze
108 Henleaze Road, Henleaze,
Bristol, BS9 4JZ
Tel: **0117 9629221**
E: henleaze@cjhole.co.uk

CJ Hole Westbury-on-Trym
25 Canford Lane, Westbury-on-Trym,
Bristol, BS9 3DQ
Tel: **0117 9500118**
E: westbury@cjhole.co.uk

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