

LEESE & GORDON
Independent Estate Agents

Henbury Guide Price £1,200,000

Fourstacks, Kings Weston Road, Henbury, Bristol, BS10 7QT

- Superb Family Home
- Beautifully Presented Inside And Out
- Circa One Third Of An Acre Plot
- Circa 120 Ft. Rear Garden, Third Acre Plot
- Five Double Bedrooms (2 En Suite)
- Exceptional Open Plan Family Area (C.680 Sq/Ft.)



Fourstacks is quite simply a superb family home. Tastefully extended, updated and presented, the house offers fantastic open plan family living spaces, formal living rooms and five double bedrooms (2 en suite). With extensive off street parking, garage, and private plot of one third of acre with circa 120 ft rear garden, you begin to get a flavour of what this fantastic property has to offer.

Henbury is an ancient village with roots as an Iron Age settlement and later mentioned in the Doomsday Book. Eventually incorporated into Bristol in the 1930s, Henbury retains much of its village character, with an excellent local pub, the 650 acres Grade II Blaise Castle Estate opposite the property, and the National Trust Blaise hamlet literally around the corner. Whilst enjoying a semi-rural feel, the location is not remote, offering convenient links both into and out of the city. Several local schools are within walking distance, with independent schools such as Redmaids and Badminton being a short drive.

The house, as the name suggests, has four pronounced chimney stacks set into a traditional pitched tiled roof, set above brick elevations and maintains a handsome mid century appearance with Art Deco influences. The house is set back from the road with high level fence and drive pull in to the front. An electric gate provides access into the landscaped front garden area, which provides off street parking for a number of cars.
The entrance hall sits centrally within the house and extends through to the rear, offering glimpses of the stunning rear garden. Stairs extend to the upper floors with WC tucked underneath. To the left of hall are the two formal reception rooms. To the front, a smaller snug style room with wood burner set into a fireplace offers a cozy-feeling space. To the rear is the drawing room with two sets of arched French doors opening onto the rear garden. An open hearth fireplace provides a central focal point.











To the right of the hall is the expansive open plan family living/kitchen area. Providing a vast 680sq/ft (a similar size to a modern 2 bed flat) the area is split into three distinct zones. Positioned at the front of the space is the fabulous 'Neptune bespoke kitchen. The standout feature is the impressive island unit, topped with a 3m long single piece of marble. It presents an extensive range of wall and base units, (including larder unit), as well as a Fisher & Paykel double door American style fridge, integrated dishwasher and space for a freestanding range cooker. A lovely light filled space, this is the heart of the home. Positioned towards the rear of the room and with two sets of arched French doors onto the terrace is a lounge area with wood burner. Adjacent is a formal dining area with further French doors to the rear garden.

A door from the dining area opens into the utility room which is spacious and attractively presented. Cupboards house washing machine and tumble dryer, additional dishwasher and fridge, dog shower/utility style sink and door to the rear garden. A door from the utility room opens into the garage with has plenty of space for a car, and has electric opening garage door.

Upstairs the house is also generously proportioned. Four great sized double bedrooms are positioned on the first floor. The master bedroom has en suite shower room and wardrobe space. The remaining bedrooms are serviced by a spacious family bathroom with bath and shower unit. The fifth bedroom is nestled into the loft space and has a dormer style window overlooking the rear garden. Again a generous double sized room, it also has en suite bathroom.

The rear garden is magnificent. Beautifully landscaped and circa 120 foot in length, it provides a wonderful compliment to the house. The slate terrace extends across the rear of the house and provides ample dining and relaxing areas. Several steps lead down to the main lawn areas with paths to the far end of the garden where a greenhouse, sheds, and composting area are positioned.

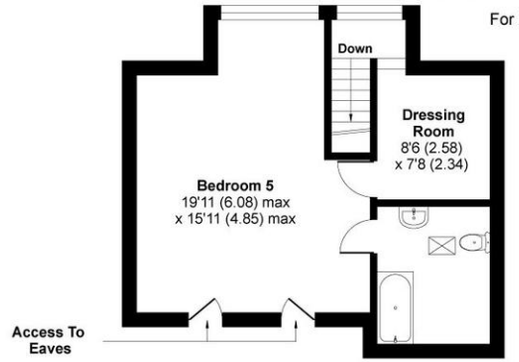
The owners onward chain is in place and funded independently, which provides the option to progress quickly if desired. The house sits within a conservation area and has TPO protection in place for trees positioned on the plot.

Energy Performance Certificate:
Rating **D**
Council Tax:
Band G

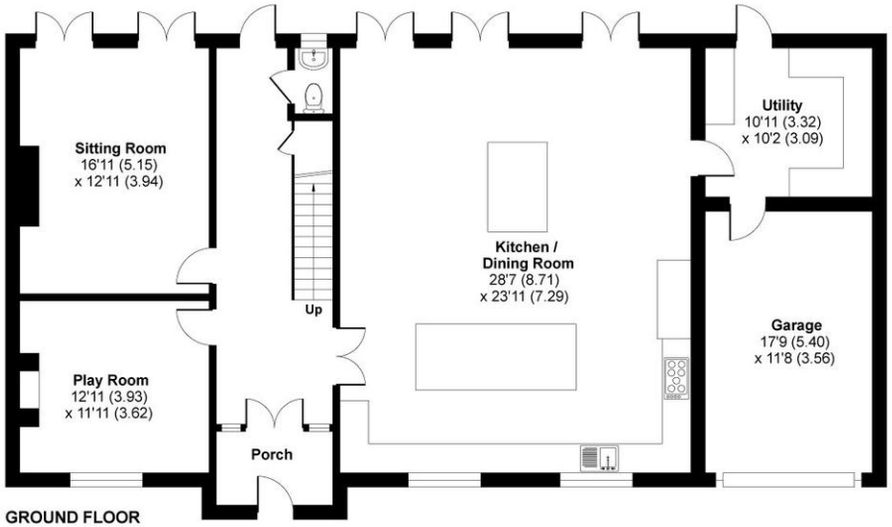
Kings Weston Road, Henbury, Bristol, BS10

Approximate Area = 3243 sq ft / 301.2 sq m
Garage = 203 sq ft / 18.8 sq m
Total = 3446 sq ft / 320 sq m
For identification only - Not to scale

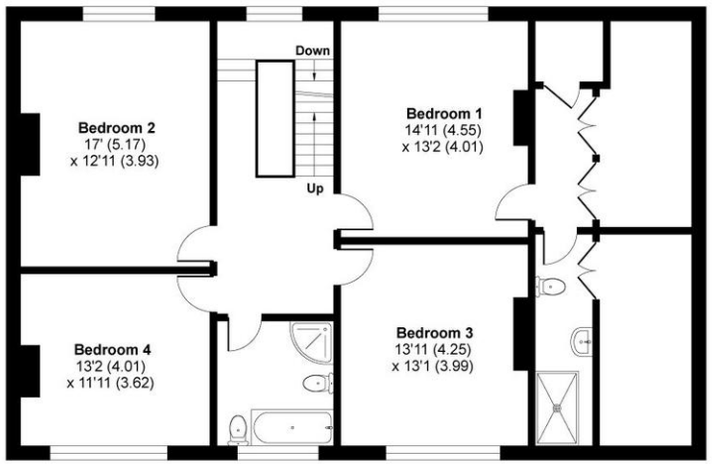




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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