

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road Salford Bristol BS31 3BA Tel: 01225 400400 Fax: 01225 400401
e-mail: salford@daviesandway.com

Selwood Manor 396 Bath Road Salford Bristol BS31 3DQ



£850,000

An outstanding double fronted detached house refurbished and presented to a very high standard in a prime village position with a south facing rear garden.

* Well proportioned accommodation 2515 sqft * stylish decor * feature hallway and staircase * living room opening onto sun room * dining room * superb family kitchen * study/bed 6 * 5 double bedrooms * 2 bathrooms * 2 shower rooms * detached double garage with planning for annex * gated driveway * no onward chain *



www.daviesandway.com

Selwood Manor 396 Bath Road Saltford Bristol BS31 3DQ

This attractive individual detached house has been subject to a programme of renovation and refurbishment which has created a superb family home presented to the highest of standards. The versatile accommodation is arranged over 3 floors linked by a stunning full height galliered contemporary staircase which is a beautiful feature.

On entering the property you are greeted by a good size hallway with the feature staircase. There are two generously sized reception rooms, with a further sun room with a glass roof linking from the living room and overlooking the rear garden. The kitchen/breakfast room is 21' 5" x 14' 4" and has french doors opening onto the rear garden. It is furnished with an excellent range of newly fitted units with oak work surfaces and built in appliances. From the kitchen a door leads to a lobby from which the boiler room is accessed as well as the study which has an en suite shower room and could easily function as a further bedroom if required. There is also a luxury shower room on this level.

The first and second floors offer 5 double bedrooms conveniently arranged which are serviced by two well appointed bathrooms.

On the outside the property is well set back from Bath Road set on a good size plot behind a wall and metal railings. Electric double gates provide the approach to the driveway which offers ample parking space and leads to a detached double garage to the rear of the property. The garage has planning consent to create a two storey residential annex. The gardens are level and laid mainly to lawn with that to the rear having an attractive slate paved terrace and a enviable south facing aspect.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools both with the village primary school and Wellsway at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

In fuller detail the accommodation the specification of which includes oak finished interior doors with contemporary furniture, double glazed windows and doors and gas fired central heating with a number of attractive designer radiators, comprises (all measurements are approximate).

GROUND FLOOR

ENTRANCE PORTICO: entrance door to ;

HALLWAY: Feature staircase to upper floors finished in oak with glass balustrade. Entry phone, tiled floor and ceiling downlighters. Understairs storage cupboard.

LIVING ROOM: 4.95m x 3.78m (16' 2" x 12' 4") Bay window to front aspect, impressive fire surround with Victorian style open grate, leading to

SUN ROOM: 3.05m x 2.34m (10' x 7' 8") Tiled floor, french doors to rear terrace and glass roof.

DINING ROOM: 3.94m x 3.89m (12' 11" x 12' 9") Bay window to front aspect, plate rack.

KITCHEN/BREAKFAST ROOM: 6.55m x 4.37m (21' 5" x 14' 4") Dual aspect windows and french doors to rear terrace. Tiled floor, ceiling downlighters and feature wall with TV point. The kitchen is furnished with an excellent comprehensive range of high gloss finished fitted units providing ample drawer and cupboard storage space. Inset sink with mixer tap, integrated appliances including, washing machine, dishwasher and wine cooler. Contrasting oak worktops with tiled surrounds. Feature island unit with inset range cooker and ceiling mounted extractor. Space for American style fridge freezer.

REAR LOBBY: Door to outside. Tiled floor

BOILER ROOM: Viessmann boiler. Window, tiled floor and belfast sink.

STUDY/BEDROOM 6: 3.37m x 3.33m (11' x 10' 11") Window to front aspect.

EN SUITE SHOWER ROOM: Tiled floor, fully tiled corner shower enclosure with Triton Shower, wc with macerator and corner wash hand basin.

SHOWER ROOM: Obscure glazed window. Beautifully presented comprising low level wc, oval wash hand basin with pillar tap set on wash stand with cupboard beneath. Walk in shower with thermostatic shower head, downlighters, heated towel rail and tiled floor.

FIRST FLOOR

LANDING: Featured arched window to front aspect and window to rear.

BEDROOM: 4.98m x 3.15m (16' 4" x 10' 4") Bay window to front aspect with seat beneath. window to rear. Range of built in furniture including wardrobes, dressing table top boxes and bedside cabinets.

BEDROOM: 3.96m x 3.89m (13' x 12' 9") Bay window to front aspect. Deep recess.

BEDROOM: 4.57m x 3.30m (15' x 10' 9") Window to rear aspect. Part restricted ceiling height. Access to under eaves area.

BATHROOM: Window to rear aspect. Tiled floor. Luxury suite of wc, oval basin on granite topped wash stand with storage beneath and freestanding bath with pillar tap and shower attachment. Attractive tiling.

SECOND FLOOR

LANDING: Vaulted ceiling with exposed beams. Twin Velux windows to front and rear.

BEDROOM: 3.81m x 3.53m (12' 5" x 11' 6") Velux window to rear. Feature lighting.

BEDROOM: 3.56m x 3.10m (11' 8" x 10' 2") Velux window to rear, under eaves storage cupboards, downlighters and exposed ceiling beams.

BATHROOM: Sloping roof line with inset lighting. Tiled floor and walls. Luxury suite comprising, wc, freestanding bath with pillar tap and shower attachment, twin oval basins set on vanity unit with drawer and cupboard storage. Heated towel rail.

OUTSIDE

The house stands in a **GOOD SIZE LEVEL PLOT**. It is well set back from the Bath Road behind a stone boundary wall topped with railings. Double electrically operated gates lead to the **EXTENSIVE DRIVEWAY** which continues to the side of the house where it provides the approach to the **DETACHED DOUBLE GARAGE** 6.32m x 6.27m (20' 8" x 20' 6") Twin up and over entrance doors and power and light connected.

The gardens have been recently landscaped. To the front the garden is laid to lawn with trees and shrubs.

The **SOUTH FACING REAR GARDEN** is approx. 21m wide x 13m deep (69' wide x 42' deep). There is an attractive slate paved terrace running the full width of the house, beyond which is a lawn with newly planted shrubs and a Photinia Red Robin screening hedge.

PLANNING: Planning consent has been granted for the conversion of the garage to a two storey annex. The consent includes a single storey rear extension to the house. The plans can be viewed at the planning section of the BANES website under reference 15/05477/FUL dated 22nd April 2016.

DIRECTIONS: From our office on Bath Road Saltford proceed on the A4 in the direction of Bristol and the property will be found on the left handside just before the turning for Grange Road.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400 REF UWR1010

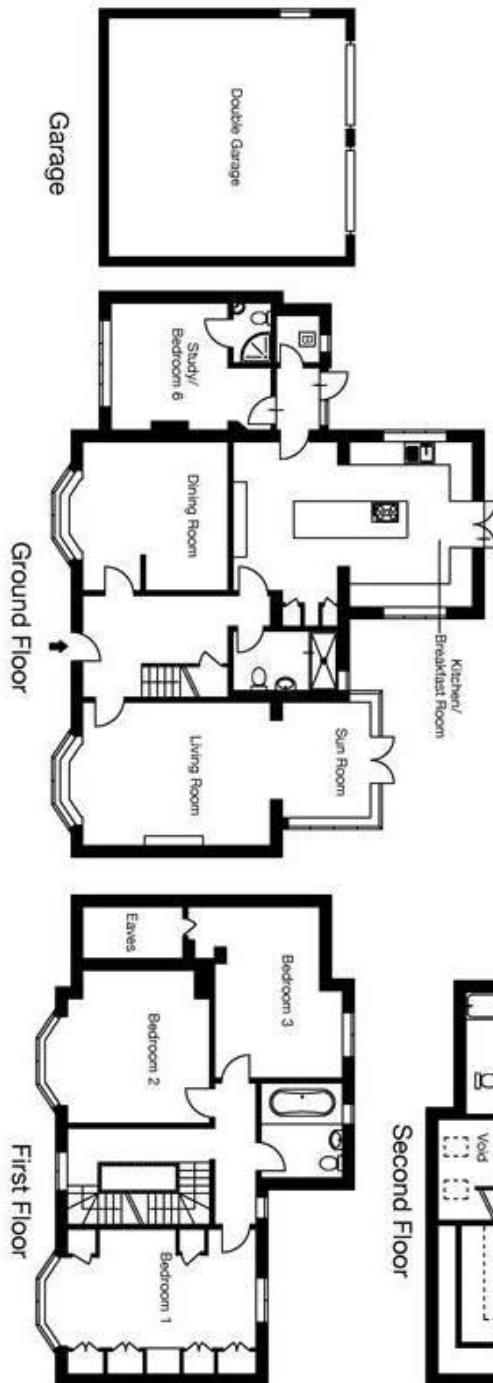
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



396 Bath Road
Salford Bristol England
BS31 3DQ

Approx. Gross Internal Area
2515 Sq Ft - 233 Sq M

Double Garage
Approx. Gross Internal Area
427 Sq Ft - 39 Sq M



©Capture Property Marketing 2017. Drawn to BS28 guidelines.
All measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.