



114 Badminton Road, Bristol

A Detached Chalet Style Bungalow with Detached Office, Workshop and Studio!

edison ford

114 Badminton Road

£835,000

📍 Bristol, BS36 2TB

New to the market, Edison ford are delighted to welcome this truly unique opportunity to purchase;- A five bedroom detached house, with a detached two storey office, including workshop, a garage and a huge 38ft studio to the first floor, all located within a private 0.64 acre of land!

The main house was purchased by the current owners in 1992, who completely renovated the house in 2012 to include;- An upgraded gas heating system with underflooring heating to the first floor, a complete electrical re-wire, a new roof and complete decorative upgrade throughout. During this time the triple garage was converted into an office, workshop, with the addition of a first floor studio and has potential to convert into additional living accommodation (subject to planning approval).

The property benefits from being surrounded by mature trees which offer complete privacy and the entrance to the property is accessed through secure electronic gates which open onto a sweeping driveway and can accommodate up to 8 cars. The garden wraps around the property and has been landscaped to include, a lawn with summer house, a well established pond, an animal paddock as well as a decked area with a hot tub!

The property is located within the sought after village of Coalpit Heath and benefits from a range of local amenities all within easy walking distance. The property is also within the catchment area for Watermore primary school which has an OFSTED report of outstanding! Transportation links are also easily accessible with the M4, M5 and M32 all being within a short distance to the property.



Main House

Entrance Hallway
26' 8" x 3' 1" (8.13m x 0.94m) The property is accessed through a UPVC front door with floor to ceiling glass panels, which open into the entrance hallway and comprises of;- Engineered oak flooring with underfloor heating, thermostat which controls the underfloor heating, wooden skirting boards, oak cladding staircase which rises to the first floor with matching banister and under-stair storage, smoke detector and ceiling spotlights.

Lounge
19' 8" x 11' 9" (5.99m x 3.58m) Two UPVC bay windows with a duel aspect view to the front and side of the property, engineered oak flooring with underfloor heating, matching skirting boards and thermostat which control the room temperature, 2X ceiling strip lights, 2X airing cupboards which house the combi boiler and the solar system control panels.

Kitchen/Dining/Family Room
31' 2" x 25' 5" (9.50m x 7.75m) Four UPVC windows and French doors which open into the wrap around garden, Ceiling spotlights, 6 fitted wall lights, ceramic tiled flooring with underfloor heating, thermostat which controls the room temperature, feature multi fuel stove, a range of matching wall and base units with laminate worktops, breakfast bar, inset sink and drainer and a variety of integrated appliances to include;- Double oven, gas hob, integrated dishwasher and overhead extractor fan. An additional UPVC door leads out into a second conservatory space.

Conservatory Two
UPVC windows and doors as well as a glass roof, ceramic tiled flooring, alarm system, floodlight and a range of base units with laminate worktops.

Second Lounge/Bedroom 4
13' 6" x 10' 11" (4.11m x 3.33m) UPVC double glazed French doors which open into the conservatory, engineered oak wooded flooring with underfloor heating, matching skirting boards and thermostat to control the room temperature and ceiling spot lights.

Conservatory
21' 6" x 12' 2" (6.55m x 3.71m) UPVC conservatory with laminate flooring, polycarbonate roof and UPVC French doors which lead out onto a decked area which benefits from a hot tub!

Ground Floor Bathroom
12' 10" x 6' 4" (3.91m x 1.93m) UPVC double glazed window with obscured glass panel, engineered oak flooring with underfloor heating and matching skirting boards, thermostat to control the room temperature, corner bath unit, triple shower with glass shower enclosure, resin base and overhead shower, low level toilet with fitted base unit, wall mounted hand wash basin with inset base unit for additional storage, 2X heated towel rails, fitted vanity unit and ceiling spotlights.

Bedroom Five
11' 10" x 10' 10" (3.61m x 3.30m) UPVC double glazed bay window with a front aspect view, engineered oak flooring with underfloor heating, matching skirting boards and control panel to control the room temperature and a ceiling light.

First floor

Landing
8' 1" x 3' 5" (2.46m x 1.04m) Ceiling skylight, solid oak flooring with matching skirting boards, ceiling spot lights, smoke detector and access into the first floor bedrooms.

Master Bedroom Suite
18' 3" x 13' 6" (5.56m x 4.11m) Two Velux skylights, laminate flooring, two radiators, ceiling spotlights, fitted wardrobe and access into the en-suite bathroom.

En-Suite
13' 10" x 10' 3" (4.22m x 3.12m) UPVC skylight, laminate flooring, heated towel rail, ceiling spotlights, a range of matching base units with high gloss doors, laminate worktops and an inset hand base basin. The en-suite also benefits from, a low level toilet basin and triple shower with a resin base, glass shower screen and overhead shower. A door leads into the walk in wardrobe.

Walk-In-Wardrobe
The space comprises of laminate flooring, ceiling light and a access hatch to the eave storage space.

Bedroom Two
12' 4" x 12' 2" (3.76m x 3.71m) UPVC double glazed window with a side aspect view, laminate flooring, radiator, ceiling spotlights and two fitted storage cupboards.

Bedroom Three
12' 5" x 10' 8" (3.78m x 3.25m) UPVC double glazed window which overlooks the rear garden, laminate flooring, radiator, ceiling spotlights and a fitted wardrobe.

Detached Two Storey Office/Workshop/Garage

Office
22' 2" x 22' 7" (6.76m x 6.88m) The office can be accessed from the garden via UPVC French doors and comprises of;- UPVC windows, laminate flooring, a sold oak cladding staircase which rises to the first floor, four ceiling strip lights, ceiling spotlights, smoke detector and access to an an open plan kitchen area. The kitchen houses the gas combi boiler and benefits from fitted wall units.

Lean-Too
16' 8" x 8' 0" (5.08m x 2.44m) UPVC windows and French doors with obscured glass, laminate flooring a range of matching wall and base units and access into a small W.C/utility room.

W.C/Utility Room
UPVC windows with obscured glass, glass roof, laminate flooring, base units with inset sink and drainer a verity of wall units and a low level toilet.

Garage/Workshop
18' 7" x 10' 4" (5.66m x 3.15m) a secure workshop space which can accommodate a car and offers an electronic roller door.

First Floor

Studio
38' 5" x 23' 11" (11.71m x 7.29m) A huge 38ft studio space which benefits from 7X Velux skylights, 2X UPVC windows, ceiling strip lights, ceiling spotlights and laminate flooring.


Land

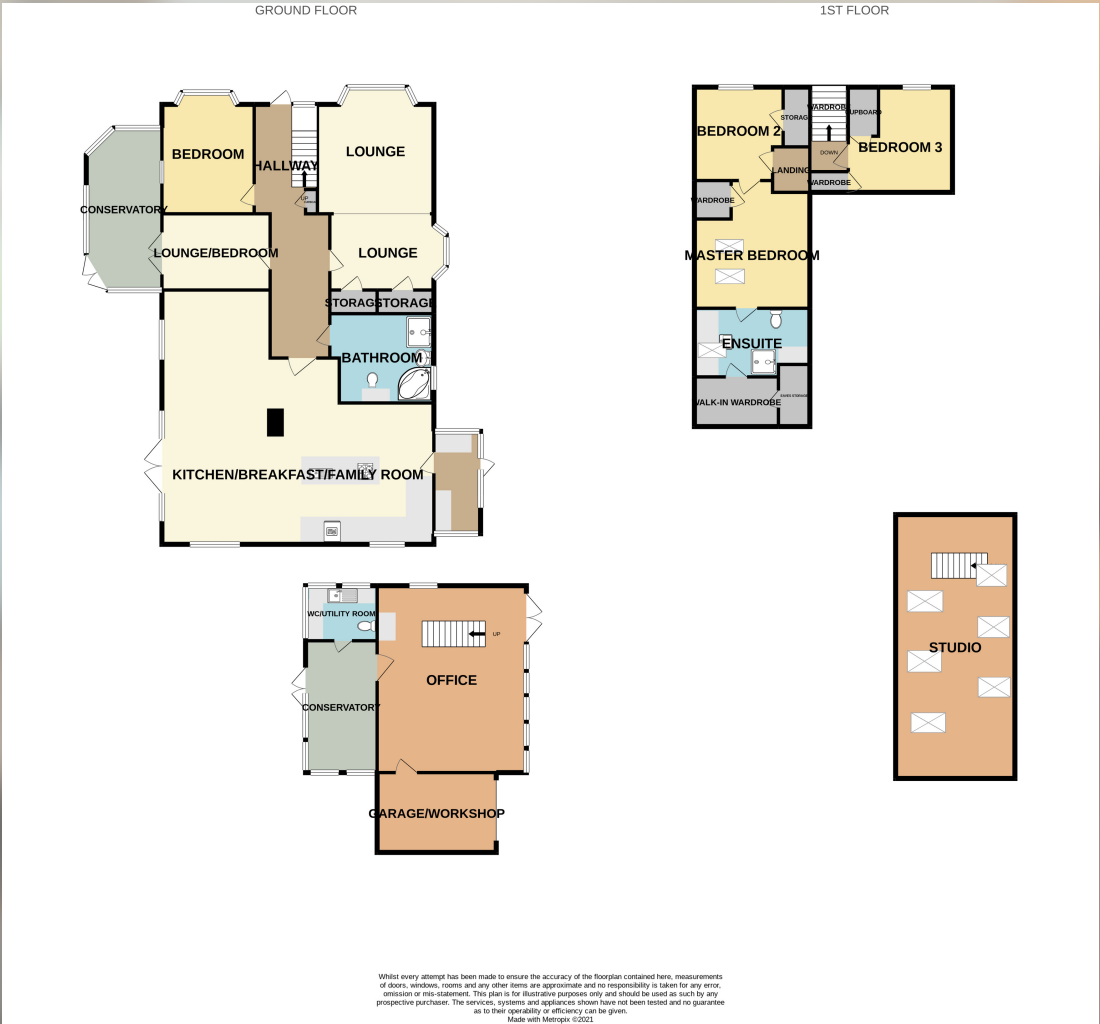
Garden space.
The garden space comprises of 0.64 of an acre of landscaped space which offers a wrap around lawn, a well established pond, an animal paddock, orchard, summer house and parking for 8 plus cars



FLOOR PLAN

For illustrative purposes only. Not to scale. Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error omission or measurement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	<div></div> 78 <div></div>	<div></div> 85 <div></div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 







Would you like to arrange a viewing?

Please call Edison Ford on 01454 316718 or email enquiries@edisonfordproperty.co.uk

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