



| Guide Price £665,000

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# 169 Knole Lane

Brentry, Bristol, BS10 6JP

- 4 Bedroom Family Home
- Detached
- Ample Square Footage
- Large Garden
- Off Street Parking for Numerous Cars
- Garage
- No Onward Chain

A rare to the market, large 4 bedroom detached family home in BS10 with ample parking, garage and wonderful rear garden. The property enjoys modern, contemporary living with fantastic living/entertaining spaces all within an attractive 1930s family home.

The house sits in an enviable position with access to the front into an inviting entrance hall with oak flooring that provides access to the reception rooms, kitchen/diner, downstairs WC and stairwell to the first floor. The front reception room is light and airy with window to front and stain glass window to side, storage cupboard and is neutral in décor. The rear reception has been extended to provide a wonderful living space with a vaulted ceiling to the end of the room, bifold doors that connects with the garden bringing the outside in, 'woodwarm' feature log burner that also opens into the kitchen/diner. There is a nook to the corner of the room that lends itself as a great study area with built in cupboard. The kitchen/diner is stunning with ample space for family life or entertaining with a hard wearing flagstone floor, Velux window and bifold doors to garden, the kitchen comprises a range of wall and base units, granite worktops with stand, space for range cooker, stainless steel cookerhood, space for American style fridge/freezer, integrated dishwasher and microwave and an attractive exposed brick wall. The dining area is spacious and light also benefitting the use of the 'woodwarm' log burner. The remaining area to this floor is the downstairs WC that provides passage to the useful utility area with window to front, plumbing for washing machine, space for tumble dryer, wall mounted Worcester gas boiler and pressurised tank.







To the first floor the landing provides access to the four bedrooms, family bathroom, loft hatch and an attractive stain glass window to the side on the half landing. The first bedroom is a large double with window to front and character stain glass circular windows to the side, wooden floorboards and is well presented. The next bedroom is also a double in size with large window to front and benefits a shower en-suite with electric shower, low level WC and wash hand basin. The bedroom to the rear enjoys fantastic views over the garden and also enjoys a similar shower en-suite. Bedroom 4 also enjoys views over the garden and would lend itself as a large single, great study or as it is currently arranged as a walk in wardrobe area. The final room is the family bathroom that is light and airy with roll top bath, shower cubicle, low level WC, 'his and her' sink with a tiled floor.

Outside, to the front of the house is a large tarmac drive that could accommodate a number of cars, wrought iron gates, low level stone wall, some mature shrubs and access to the garage with up and over door. To the rear is a large garden that is rather impressive with areas of patio, decking and is largely laid to lawn. There is an array of shrubs and trees as well as some fruit trees. To the end of the garden is a large pond with summerhouse. A fantastic area for the whole family to enjoy and would be great for entertaining. Finally there is secure side access as well as passage through the garage with rear up and over door to an area of hardstanding.

A rather special, family home and rare to the market. Viewing highly recommended to avoid disappointment.



### Directions

Coming out of Westbury and heading down Passage Road proceed to the Crow Lane roundabout taking the third exit onto Knole Lane. Continue on Knole Lane right up to the top of the hill and 169 can be found to your left hand side.

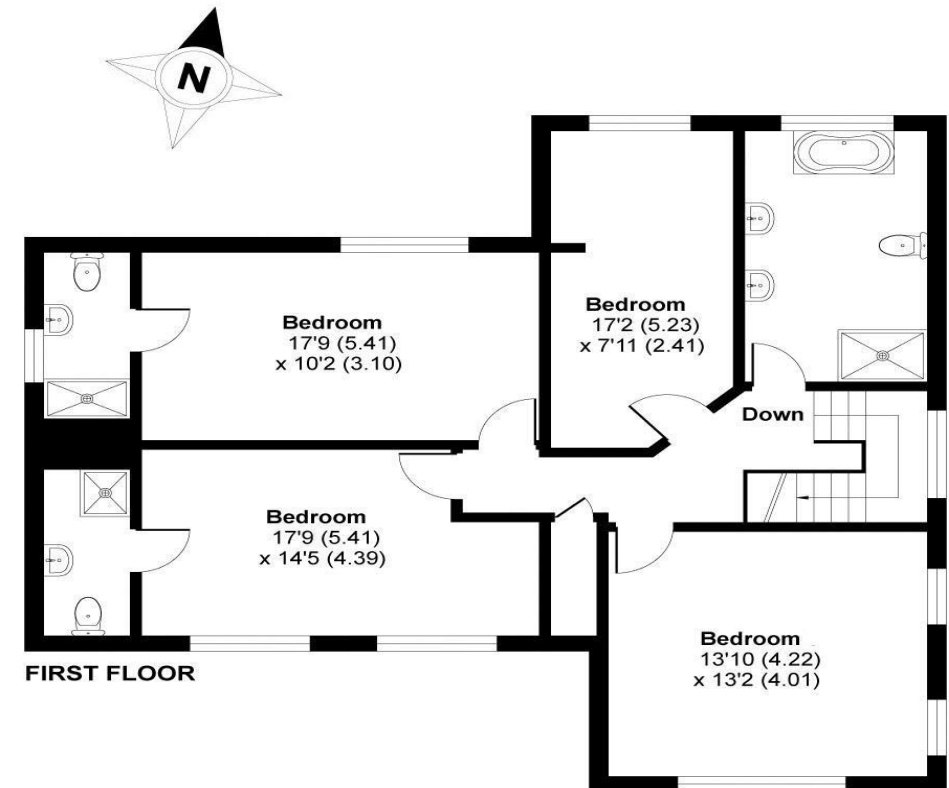
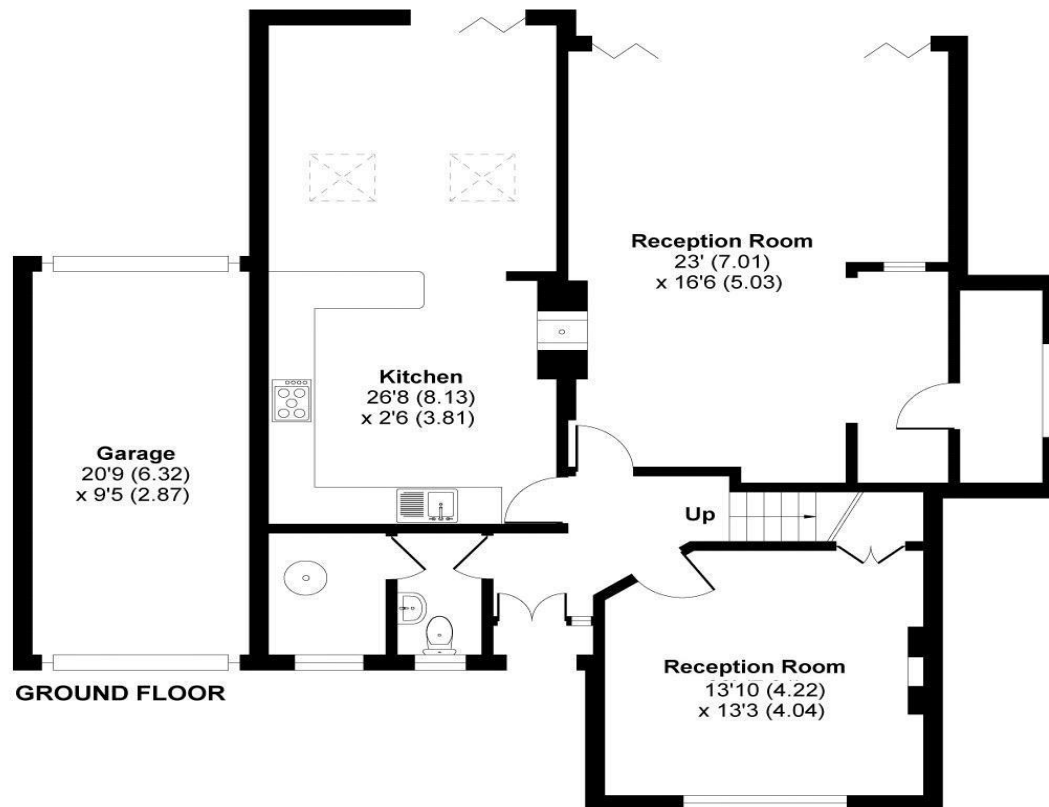
**Energy Performance Certificate**  
Rating D



# Knole Lane, Bristol, BS10

Approximate Area = 2322 sq ft / 216 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2020.  
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**Westbury-on-Trym Office**  
125 Stoke Lane,  
Westbury-on-Trym,  
Bristol, BS9 3RW  
T 0117 962 2299  
wot@leeseandnagle.co.uk  
leeseandnagle.co.uk