



## Broad Oak Hill, Dundry

Bristol, BS41 8NB

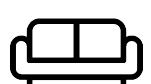
£460,000



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# Broad Oak Hill, Dundry

## DESCRIPTION

Introducing to the market is this delightful three-bedroom semi-detached cottage situated in the charming village of Dundry.

Radiating with quintessential British charm, this lovely property comprises a generously sized lounge, perfect for unwinding after a long day, a dining area ideal for hosting intimate gatherings, a well-appointed kitchen offering ample space for culinary pursuits, a family bathroom for added convenience, and three comfortable bedrooms providing restful retreats.

Externally, the cottage is enveloped by a sprawling garden that not only serves as a serene sanctuary but also showcases stunning panoramic vistas of the bustling city of Bristol. The garden is adorned with a variety of fruit trees, verdant shrubs, and colourful plants, creating a lush and inviting outdoor haven. Additionally, two charming cabins offer versatile spaces for hobbies or relaxation.

Completing this idyllic setting is the added convenience of off-street parking and the comfort of gas central heating, ensuring a cosy and practical living experience throughout the seasons.



# ROOMS

Ground Floor

Entrance Hall

Access into the property via side door. Access to the lounge/diner and kitchen.

Kitchen

12'3" x 11'7"

Access to kitchen from the hallway. Mixture of wall and base units. Intergrated extractor hood. Space for range cooker and fridge freezer. Window to rear. French doors to garden. Radiator

Lounge/Diner

24' x 11'11"

Access to dining area from the hallway. uPVC double glazed window to side, radiator, door to bathroom.

Stairs leading to first floor.

Open arch way to living room. Window to front. Log burner. Feature fireplace. Access to Reception Room/Bedroom Three.

Reception Room/Bedroom Three

11'9" x 12'3"

Access to reception room/bedroom three from the lounge. Window to side. French doors to rear garden. Radiator.

Bathroom

7'6" x 5'10"

Access to bathroom from the dining area. WC, bath with shower over, wash basin, radiator, skylight.

First Floor

Loft access, doors to bedroom one and two.

Bedroom One

11'11" x 11'4"

Window to front. Built in wardrobes. Radiator.

Bedroom Two

9'4" x 11'9"

Window to rear. Storage cupboard. Radiator.

Outside

Cabins

Two purpose built wood cabins with power offering flexible office/hobby space.

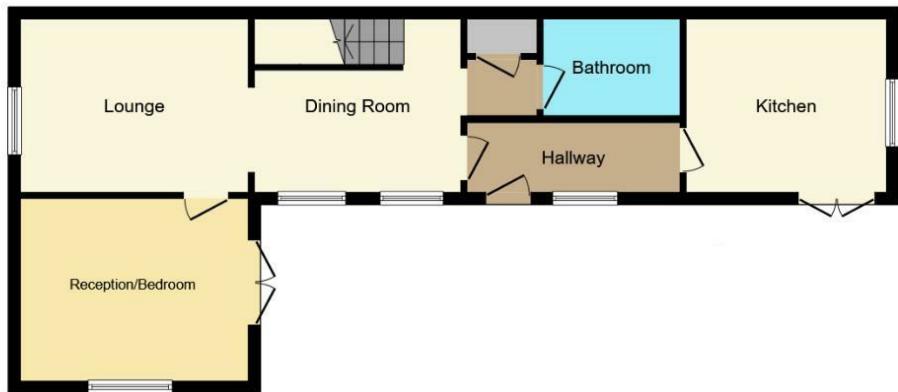
Garden

Garden on several levels, with various fruit trees, shrubs, lawn, patio area and access to outbuildings.

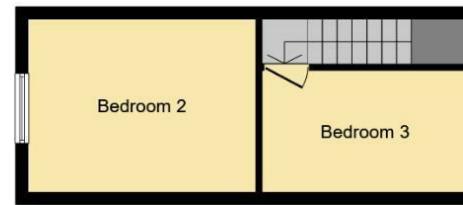
Driveway

Driveway for 5 cars with steps to rear garden/entrance.





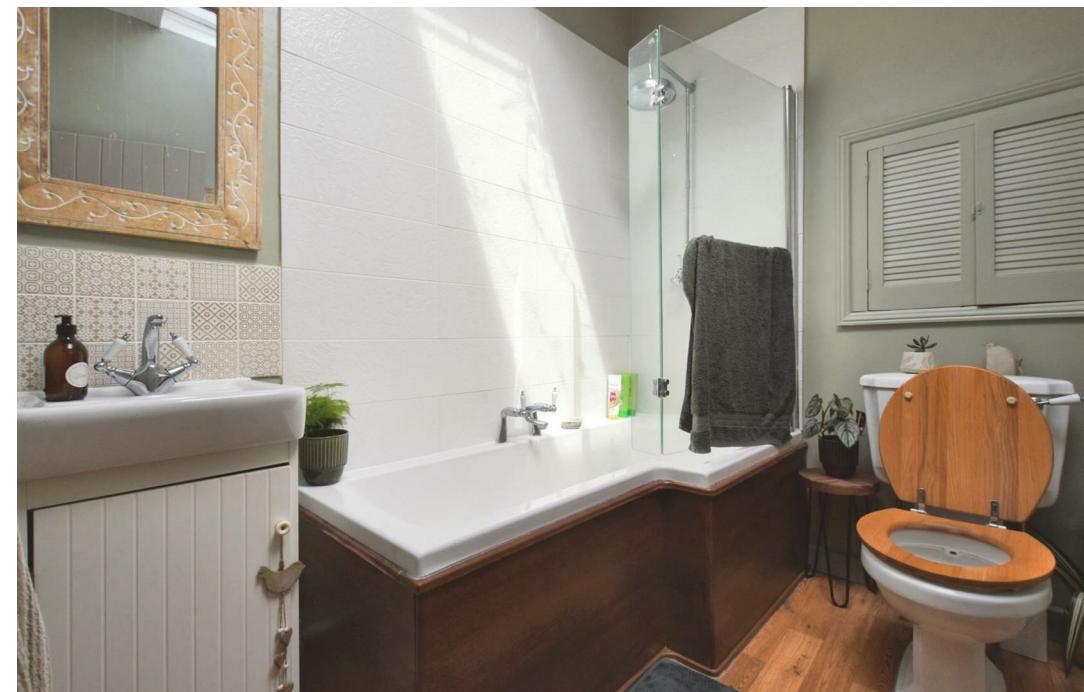
**Ground Floor**  
Floor area 59.6 m<sup>2</sup> (641 sq.ft.)

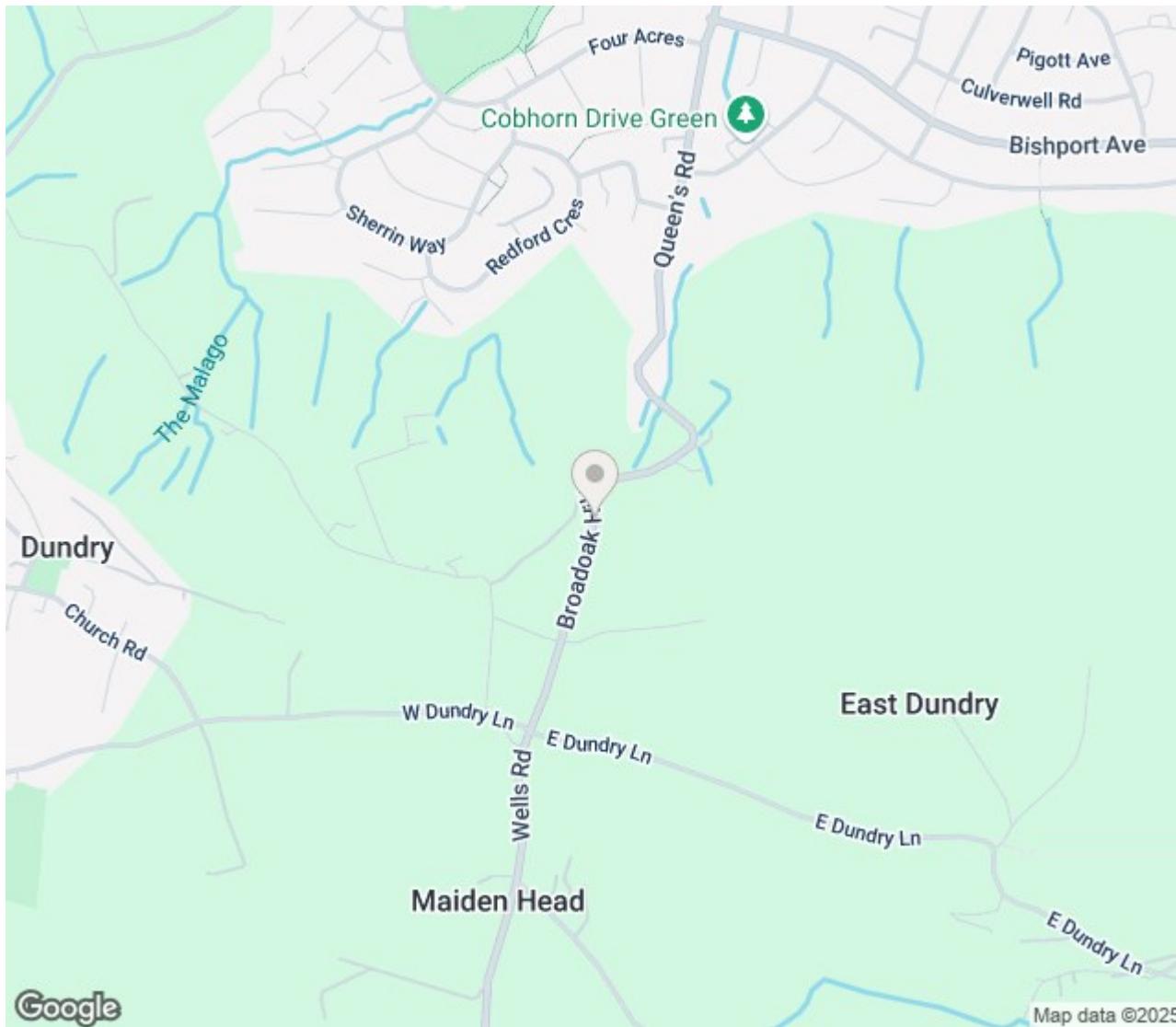


**First Floor**  
Floor area 23.6 m<sup>2</sup> (254 sq.ft.)

**TOTAL: 83.1 m<sup>2</sup> (895 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





## ENERGY PERFORMANCE CERTIFICATE

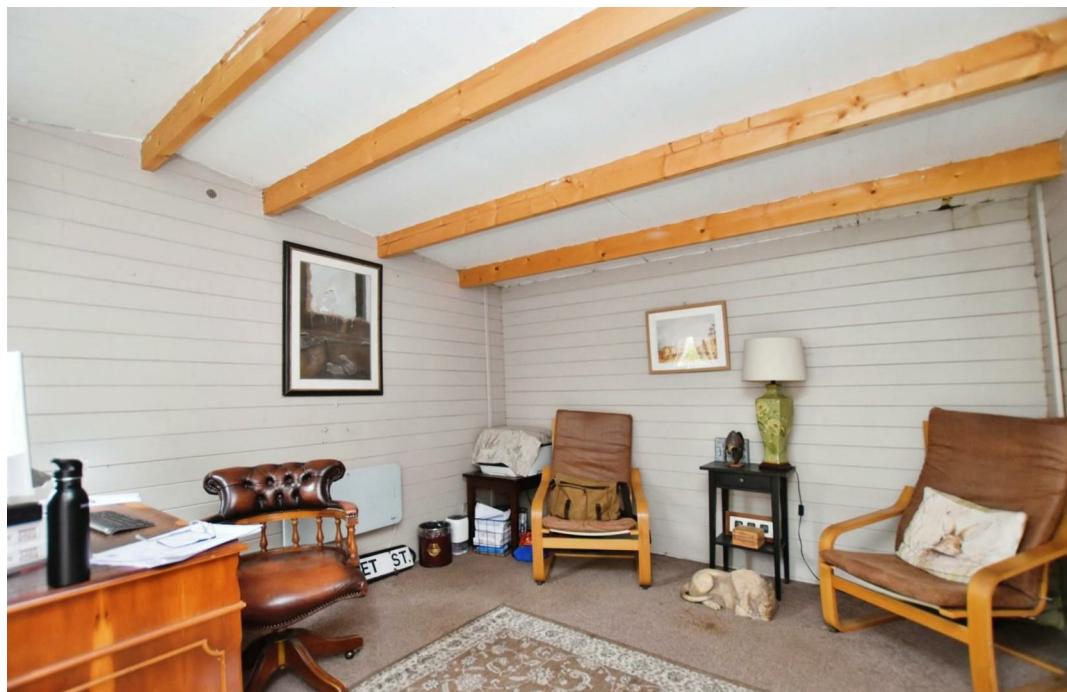
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2010/31/EU	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441 | [bishopsworth@hunters.com](mailto:bishopsworth@hunters.com)**





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.