



4 RYECROFT COURT
Frampton Cotterell, Bristol BS36 2HW



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An outstanding detached family home in a quiet, private & tranquil setting, boasting four double bedrooms, ample off-street parking for several vehicles and a stunning kitchen

- BEAUTIFUL DETACHED FAMILY HOME • ELECTRIC - GATED DRIVEWAY AND OFF-STREET PARKING FOR NUMEROUS VEHICLES
- STUNNING OPEN PLAN KITCHEN AND DINING / FAMILY ROOM • FOUR DOUBLE BEDROOMS AND 2 BATH / SHOWER ROOMS • BEAUTIFUL WRAP-AROUND GARDEN PROVIDING YEAR-ROUND ENJOYMENT • UTILITY ROOM AND STUDY • DETACHED HOME OFFICE WITH KITCHENETTE AND W.C. • NO CHAIN • CATCHMENT AREA FOR SEVERAL LEADING LOCAL SCHOOLS • DOUBLE GLAZED THROUGHOUT

Situation

Frampton Cotterell is a popular village to the north east corner of Bristol, providing exceptionally easy access into the city centre, as well as onto the M4 motorway and to Bristol Parkway train station with regular high-speed trains (75 minutes) to London Paddington.

4 Ryecroft Court itself is hugely convenient and offers an array of local amenities within walking distance. These include nearby (1 mile) Frampton Cotterell Church of England School (OFSTED rating: Good), a GP Surgery, an array of local shops and restaurants, tennis courts, a cricket and rugby club, and two pubs within a mile. To one side of the road is the village cricket pitch, and to the other open playing fields; perfect for walks with family and pets.

Winterbourne Academy (a secondary school) is a recently appointed academy school (Olympus Academy) and as such is currently awaiting its first OFSTED report under its new ownership.

For Sale Freehold

4 Ryecroft Court is an outstanding detached family home, boasting four double bedrooms, a sun soaked garden and wealth of extremely versatile accommodation, which includes a highly noteworthy large open-plan kitchen, dining and family room extension.

The property has been extremely well-loved by the current owners and enjoys an impressive approach via a gravelled driveway which leads onto a set of electric gates and ample of street parking for several vehicles







The property enjoys extremely quiet and private surroundings and situated over two floors, with four double bedrooms, two bathrooms, three reception rooms and spanning circa 2400 square foot in total, including a double garage which has been converted into a home office, complete with kitchenette and w.c.

Stepping in through the front door, a bright and airy reception hall with oak Karndean flooring leads into an attractive hallway and provides access to a study immediately on the right, adjacent to this is a downstairs cloakroom w.c.

Towards the rear of the house and overlooking the beautiful garden is an exceptional open-plan kitchen, dining and family room which was a labour of love and a wonderful addition by the current owners. The space features extremely high lofted ceilings, a selection of remote controlled sky lights, bespoke elevated windows and wall-to-wall large sliding doors. This room is truly spectacular and oozes a feeling of light and space which is largely achieved via its triple aspect and views of the garden beyond whilst also featuring underfloor heating throughout.

The kitchen is well appointed and bespoke made for the space, successful in creating the perfect environment for day-to-day family life, as well as parties and entertaining on any scale.

The kitchen is extremely well equipped, with an amas of 'Silestone' worktop space, an array of cupboard and drawer storage, a large kitchen island with additional storage and sink, 'Franke' boiling water tap, Neff dishwasher, American 'Siemens' fridge freezer, and Neff induction hobs.

Behind the kitchen is a very useful and sizeable utility room which can be accessed either from the kitchen or via an independent side access doorway. The utility is equally as well equipped offering an additional kitchenette, further sink, washing machine, tumble dryer and also houses a Worcester boiler.

Towards the other end of the property on the ground floor is a sizeable family room / snug which overlooks the garden, and next to that is a very large reception room which spans the depth of the property.

The reception room has large bay windows at one end and a pair of French doors at the other, allowing natural light to pour through the room whilst also boasting more glorious views and further access out to the beautiful garden beyond.

The reception room also features a stylish recessed log burner which has two further windows either side and attractive oak beam above.





A newly carpeted staircase (with under stair storage) is well lit by a large window and leads up to the main first floor landing.

The master bedroom is situated at the end of the landing and is well lit, served by three further large windows which overlook the garden below and is sizeable, extending the full depth of the property, complete with stunning en-suite shower room, dressing room and further windows to the front.

The first floor also features three further double bedrooms which are all ample doubles, with a new gorgeous and recently completed large family bathroom, complete with walk in shower, bath, sink, w.c, heated towel ladder.

Outside

To complement the exceptional family house, the beautiful gardens is certainly a noteworthy asset, enjoying most of the days sun and is extremely private and well kept.

The garden consists largely of a manicured lawn which is bordered by an arboretum of trees and shrubbery, whilst also featuring flag stone paved terrace directly off the kitchen which is the perfect space for al fresco dining as well as a further raised decked areas with overhead canopy and hot tub in the far corner.

The approach to the property is equally impressive. A pair of electric gates give way to a very pleasant and private gravelled driveway which leads up to the front of the property with plenty of off street parking for several vehicles.

Adjacent to the house lies a large double garage which the current owners have converted to a home office with kitchenette, w.c. and central heating.

The property also benefits from outdoor lights, and home security systems.

Viewings strictly by appointment with Rupert Oliver Property Agents.

Services

Mains water, electricity, gas and drains. Gas central heating system. Telephone and Fibre Broadband by private arrangement.

Local Authority

Bristol City Council: Tel: 0117 922 2000.
Council Tax: Band F



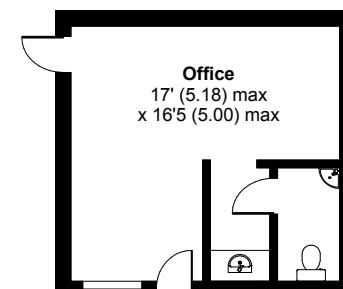
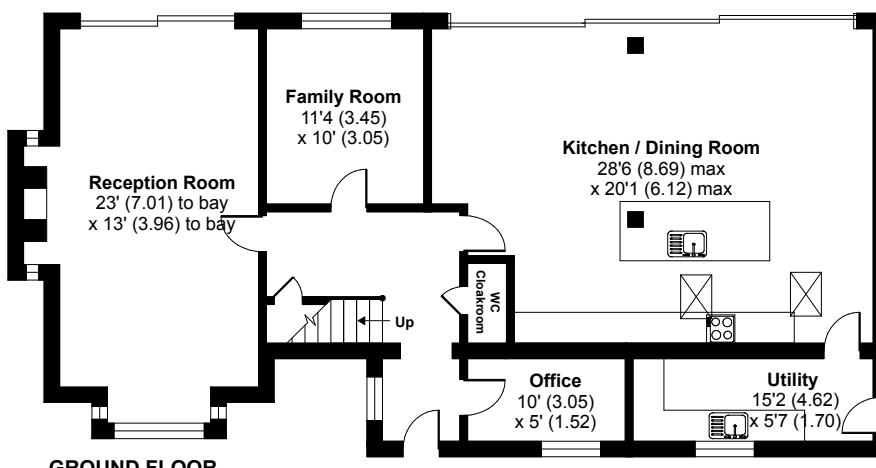
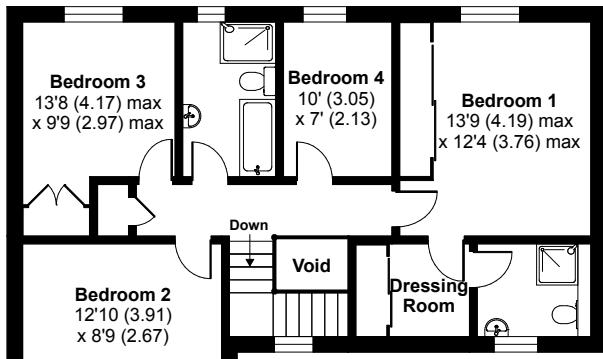
Ryecroft Court, Ryecroft Road, Frampton Cotterell, Bristol, BS36

Approximate Area = 2103 sq ft / 195.3 sq m (excludes void)

Office = 286 sq ft / 26.6 sq m

Total = 2389 sq ft / 221.9 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
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