



THE OLD STABLES

165 Old Gloucester Road, Hambrook, Bristol, BS16 1RQ

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A beautifully refurbished Old Stables presenting turn key accommodation on the edge of Hambrook, with charming semi-rural views and off-street parking for two cars.

BEAUTIFUL REFURBISHED OLD STABLES IN SUPERB CONDITION THROUGHOUT * GENEROUS PAVED TERRACE AND A LEVEL LAWN * TWO OFF-STREET PARKING SPACES * FABULOUS OPEN PLAN LIVING ACCOMMODATION WITH UNDERFLOOR HEATING * GENEROUS FAMILY KITCHEN WITH A BREAKFAST BAR * LIGHT-FILLED SITTING ROOM WITH A WOOD BURNING STOVE * TWO FIRST FLOOR DOUBLE BEDROOMS (ONE WITH AIR CONDITIONING) * WELL-APPOINTED FAMILY BATHROOM * HIGH QUALITY DOUBLE GLAZED OAK-FRAMED WINDOWS * EPC: E

Situation

The Old Stables is situated on the edge of Hambrook; just off The Stream, a quiet no-through road to the south of the village.

Within striking distance of the house is the pretty village of Hambrook itself with an OFSTED rated GOOD local primary school and village pub, with essential shopping needs catered for in Winterbourne and a short hop to the historic village of Frenchay.

There are excellent sporting amenities close by too – with The Kendleshire Golf Club just under 4 miles away and David Lloyd Emersons Green just over three miles away.

Nearby infrastructure is excellent; with the M32 under a mile away, access to the M4 1.2 miles away and the M5 Almondsbury interchange 4.3 miles to the west. Bristol Parkway train station (1.6 miles via Hambrook Lane) provides a fast train to London (circa 1h 15mins) with excellent parking; whilst Bristol airport is a little under 15 miles to the south.

For Sale Freehold

The Old Stables is a pretty converted Stables with a charming mix of exposed local stone, brickwork and seasoned oak sitting under a pitched tiled roof.

The current owners have methodically improved and refurbished the house over the years of their ownership and have loved the property's quintessential period charm enhanced by modern touches such as the superb oak framed double glazing, under floor heating running across the ground floor and air conditioning in Bedroom One.





Approached via a gravel drive with off-street parking for two cars, a wooden gate leads into the pretty courtyard, extending out to the level lawn beyond.

A part-glazed door leads into a useful entrance porch – perfect for muddy coats and boots, before leading into the house itself.

Across the ground floor is a fabulous fully open plan space, with underfloor heating and with the space split equally between the well-appointed family kitchen and a well-proportioned sitting room.

The kitchen enjoys an array of floor and wall-mounted storage cupboards with granite worktops, and an oversize central island complete with breakfast bar. Little touches such as the wine fridge compliment the integrated appliances including an under-counter day fridge, dishwasher, BOSCH ceramic hob and electric oven.

Through a brick lined arch lies the wonderful light-filled sitting room enjoying a sunny south-facing orientation with double glazed oak framed French doors leading out into the courtyard, along with a cast-iron woodburning stove and oversize slate hearth.

Up the attractive oak staircase lie two equally well-proportioned double bedrooms; with both enjoying extensive eaves storage, cast-iron radiators and the second bedroom with a full wall of built-in cupboards – along with exposed stonework to the gable ends.

The bedrooms are served by a charming family bath and shower room, with an attractive ball & claw foot twin-ended bath, corner shower unit, vanity basin and cast-iron radiators as well as fully tiled floor and walls.

Outside

The outside space is superb and exceptionally private; maximising the property's south facing orientation and semi-rural views and part-enclosed by a brick wall providing additional privacy.

The owners have created a large paved dining terrace with plenty of room for an outside table, chairs and BBQ, with an expanse of level lawn overlooking the green fields beyond and marked by post & rail fencing.

Services

Oil fired central heating. Private drainage. Underfloor heating to ground floor (radiators to first floor). Air Conditioning to Bedroom One.

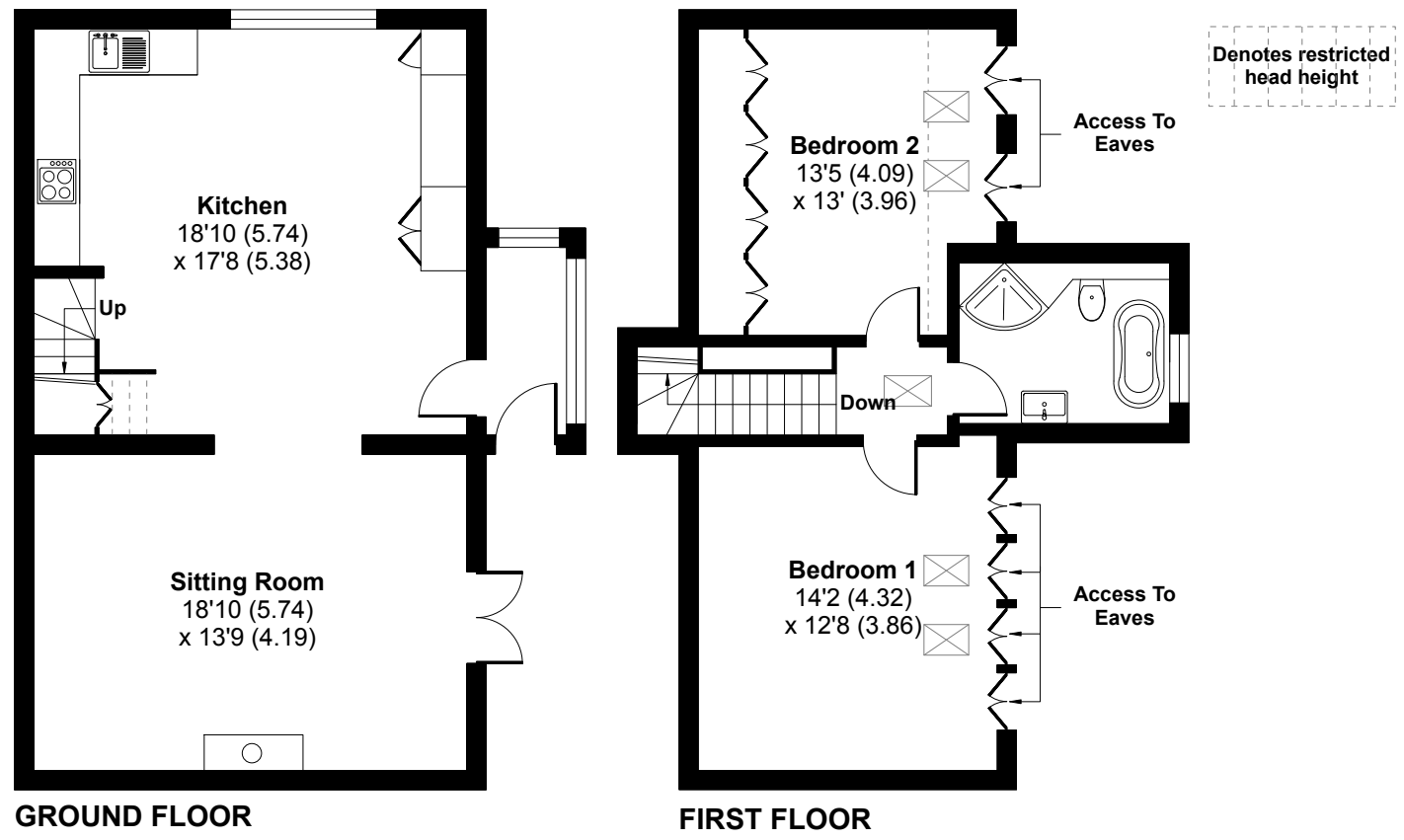
Local Authority

South Gloucestershire Council: Tel 01454 868 009



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Approximate Area = 1092 sq ft / 101.4 sq m
 Limited Use Area(s) = 33 sq ft / 3.1 sq m
 Total = 1125 sq ft / 104.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rupert Oliver Property Agents. REF: 1048734



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