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HAM LANE, BRISTOL, BS16 1EE



Situated in the historic and leafy suburb of Stapleton, Bristol - a desirable neighbourhood known for its period properties, strong community feel, and easy access to the city centre, motorway links, and the nearby open green spaces of Snuff Mills and Oldbury Court Estate.

From the moment you arrive, this property impresses with its curb appeal — the pretty chocolate box style of the house is approached from the private front garden.

Inside, the home is full of character and period charm, tastefully enhanced with modern touches.

Upon entering the hallway, you're drawn to the dining room on the left — a welcoming space perfect for entertaining and family gatherings.

Step up into the fully equipped kitchen, a cook's dream featuring a Rangemaster oven, Smeg dishwasher, fridge freezer, and all important breakfast bar.

To the right of the entrance hall, a formal front sitting room is beautifully presented creating a warm and inviting space. This room flows into a second reception room, perfect as a snug or family lounge, which then opens into a good sized study at the rear. With direct access to the side walkway, this setup offers flexible use for home working or relaxation.

Upstairs, the property is cleverly divided into two wings:

To the left, two bedrooms, with one bedroom benefitting from its own en-suite shower room — ideal for guests or teenagers seeking a bit more privacy. The second bedroom and the master are served by the first family bathroom with Jack and Jill access.

To the right, a generous master bedroom provides a peaceful retreat and the accommodation then flows on to include 3 more bedrooms a utility room and impressive second family bathroom. This could easily be transformed into an annex for a older child or dependent relative.

This is a truly exceptional home with a great flexible layout to suit a growing family or multi-generational living.



## Features

- Six Bedroom House
- Three Reception Rooms and Study
- Two Family Bathrooms
- Bedroom with En-suite
- Large Gardens to Front
- Tiered Rear Garden
- Off Street Parking
- Semi-Rural Location







#### Entrance Hall

#### Dining Room

16'4" x 11'3" (4.99 x 3.43)

A welcoming space with limestone floor tiles, a feature fireplace, and custom alcove shelving that adds both style and practicality. Leading to the kitchen this room is great for social family gatherings.

#### Kitchen

16'11" x 10'11" (5.16 x 3.34)

A spacious kitchen, perfectly equipped for both family life and entertaining. Featuring a Rangemaster cooker, Smeg dishwasher, fridge freezer, quartz worktops, a breakfast bar, and ample storage, this kitchen seamlessly blends traditional and contemporary style.

#### Sitting Room

17'1" x 9'11" (5.21 x 3.04)

The formal front sitting room with french doors to the front garden, boasts period details and a decorative wood burner, creating a warm and inviting space.

This room flows into a second reception room.

#### Reception Room

17'1" x 8'11" (5.21 x 2.72)

The second reception room has period charm and a decorative fireplace and is perfect as a snug or family lounge, these two rooms are great for a large family gathering.

#### Office

16'11" x 12'4" (5.17 x 3.78)

Essential for working at home this good sized office has doors to access the rear walkway. It also has a very large storage cupboard currently used for bike storage but could suit many practical purposes and potentially be developed for a downstairs cloakroom.

#### Bedroom Front Left

12'3" x 10'10" (3.74 x 3.32)

Double bedroom with window to the pretty front garden and built-in wardrobes.

#### Bedroom Left Rear

11'6" x 11'0" (3.51 x 3.36)

Ideal for guests or teenagers this good sized double has a en-suite shower room and walk-in wardrobe.

#### En-suite

With shower cubicle, basin and wc.

#### Bedroom Front Right

16'8" x 11'4" (5.10 x 3.47)

Currently used as the master bedroom this charming room has views over the pretty front garden.

#### Front Family Bathroom

9'10" x 8'5" (3.01 x 2.58)

With Jack and Jill access this bathroom currently serves the two front bedrooms. This stylish bathroom has a roll-top bath, walk-in shower wc and basin and window to the front aspect.

#### First Hallway

This hallway leads to what could potentially be a self-contained annexe for older children or possibly for a relative to live with the family but still have their privacy and independence.

#### Bedroom Two Nursery

12'10" x 8'11" (3.92 x 2.74)

Currently presented as a nursery with large Velux window and plentiful built-in storage.

#### Landing

#### Bedroom

13'6" x 11'8" (4.12 x 3.56)

This good sized double bedroom has two velux windows drawing in plenty of light.

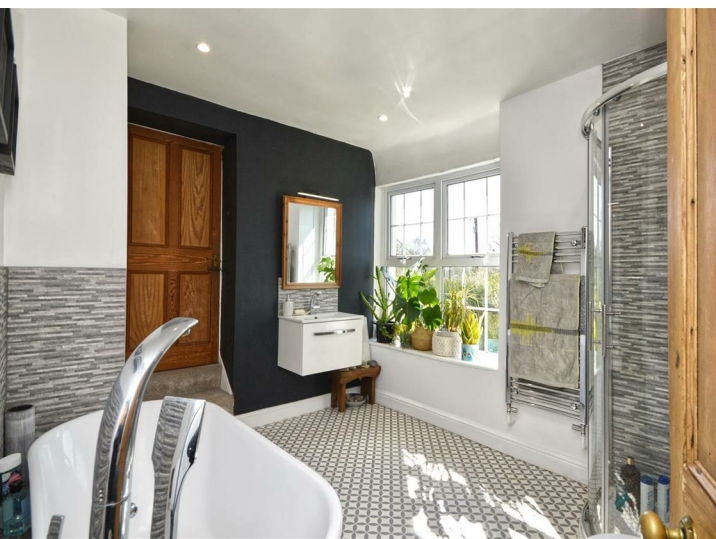
#### Family Bathroom

11'6" x 8'0" (3.52 x 2.46)

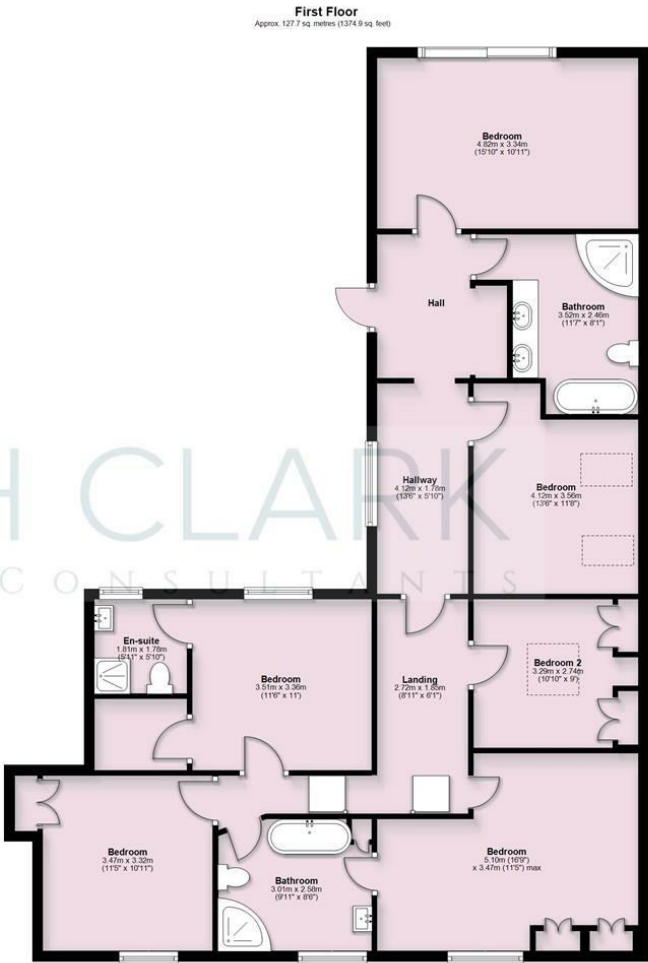
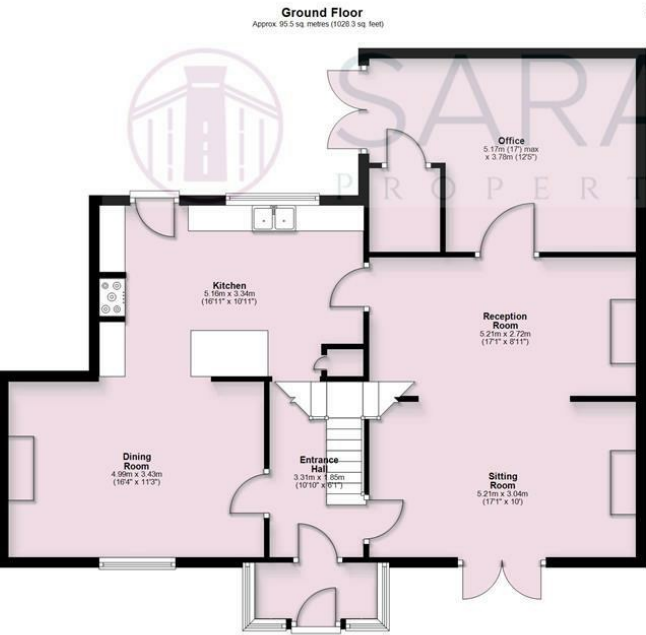
A very stylish bathroom has double basins, a wc, a walk-in shower cubicle and free-standing bath. The ultimate in luxury.

#### Rear Hall/Utility Area

This hallway is a very useful utility area and has washing machine, tumble dryer and storage space.




# TENURE FREEHOLD



Total area: approx. 223.3 sq. metres (2403.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(49-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.