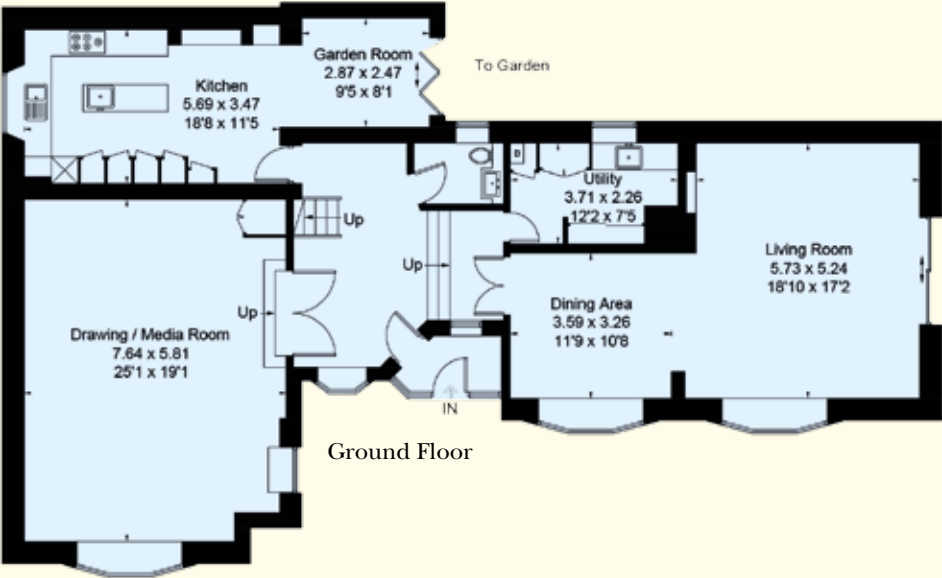
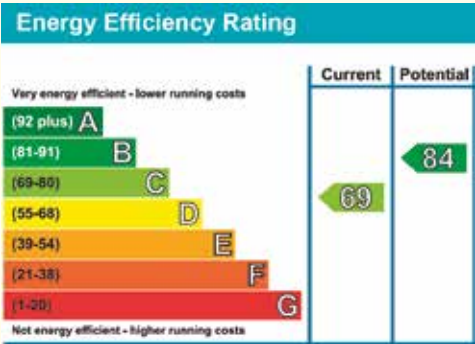
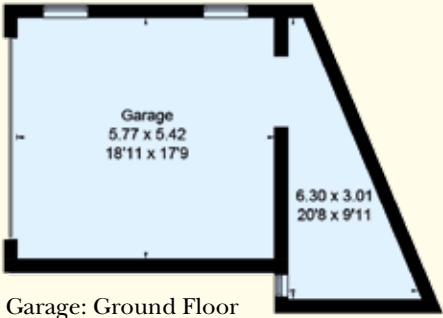


Church View

Mariners Drive, Sneyd Park, Bristol, BS9 1QH



Church View
Gross Internal Area (approx) =
300.5 SQ M / 3234 SQ FT
Garage = 43.2 SQ M / 465 SQ FT
Total = 343.7 SQ M / 3699 SQ FT
For identification only. Not to scale.



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Church View

Mariners Drive, Sneyd Park, Bristol, BS9 1QH

Tranquil backwater location

- Reception hall
- Drawing/media room
- Open plan living/dining room
- Kitchen and garden room
- Utility and cloakroom
- Master bedroom suite
- Guest bedroom suite
- Three further bedrooms and a family bathroom
- Landscaped gardens and terraces
- Double garage and workshop
- EPC Rating = C

Mileages – approximately

Bristol City Centre = 4.2 miles

Bristol Parkway = 6 miles (London Paddington approx. 95 minutes)

M5 Junction 17 = 4.7 miles

Bristol Airport = 10.2

Description

An intriguing home with origins dating back to the 1830's, Church View grew organically during the 1970's and 1980's and has had further modifications during the 12 year tenure of the current owners. Constructed from rendered elevations under a recently installed pitched and tiled roof, there is a generous family footprint with accommodation over two floors. The most recent enhancements include a comprehensive fully fitted kitchen, modern bathroom suites and a full gas fired central heating system. Church View is situated in a quiet backwater and provides superb privacy and seclusion surrounded by its own mature gardens and terraces. There is off street car parking in addition to a double garage with a workshop.

The accommodation centres around a large and welcoming reception hall and there are two principal rooms. The drawing room combines with a media room and has an integrated home cinema system and offers excellent entertaining space in addition to dual aspect windows. The living/dining room is open plan, L shaped in configuration and dual aspect with doors opening on to the sun terrace. The kitchen/breakfast room has been ergonomically designed with a central preparation island and a host of wall and base units with silestone surfaces and various integrated appliances. The garden room beyond is extensively glazed and provides an adaptable space. Completing the ground floor are the utility and cloakroom, the former has a range of units built in and plumbing for the prerequisite appliances. There are five bedrooms located on the first floor and off the generous landing. The master bedroom has the benefit of walk in wardrobes and its own dedicated en suite facility. The guest bedroom also features an en suite shower room. The three remaining bedrooms are well served by the family bathroom.

There are dedicated gardens for Church View which include a raised lawn and more intimate terraces. The tarmacadam driveway provides

off road car parking and access to the double garage with a newly installed up and over door and a small workshop beyond.

Situation

Church View is located in Orchard Lane a quiet backwater off prestigious Mariners Drive. Located in the heart of green and leafy Sneyd Park there are immediate facilities nearby with a small selection of shops in Stoke Bishop village, whilst more extensive facilities are available from Henleaze, Whiteladies Road and Clifton Village. Sneyd Park fringes Durdham Downs with 400 acres of parkland. Sporting opportunities include golf courses, a nature reserve and many pleasant walks. North West Bristol is home to a number of highly regarded state and independent schools, primary and secondary notable are Elmlea Junior School, Clifton College and Clifton High School in Clifton and Badminton and Redmaids in Westbury on Trym respectively. For the commuter there are excellent links to the motorway networks M4 and M5 as well as Bristol's Commercial Centre. Bristol has two mainline train stations both serving the wider country and Bristol Airport has flights to many destinations.

