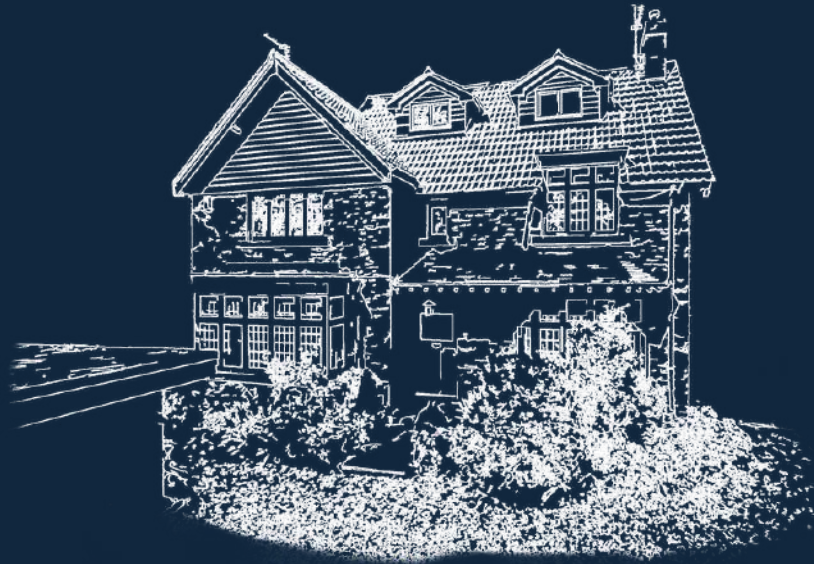




BY DESIGN



The Hawthorns

London Road, Warmley, BS30 5JB

The Hawthorns is an Elegant and Private Victorian Home with Detached Coach House, Gym & Studio Accommodation

Extending to over 3,500 sq ft, offering five bedrooms, four reception areas, set within mature private gardens in a highly convenient location.

Originally constructed in 1896, the house immediately impresses with its handsome stone elevations, bay windows and period detailing. Yet despite its heritage, The Hawthorns feels remarkably practical and adaptable, offering generous accommodation arranged across three floors together with a detached ancillary building that opens up a wealth of possibilities.

Positioned discreetly behind electric gates, mature trees and approached via a sweeping private driveway, The Hawthorns is a distinguished Victorian residence that combines the elegance and craftsmanship of a bygone era with the versatility demanded by modern family life. This is a home of considerable character and presence, occupying a wonderfully private setting between Bristol and Bath.

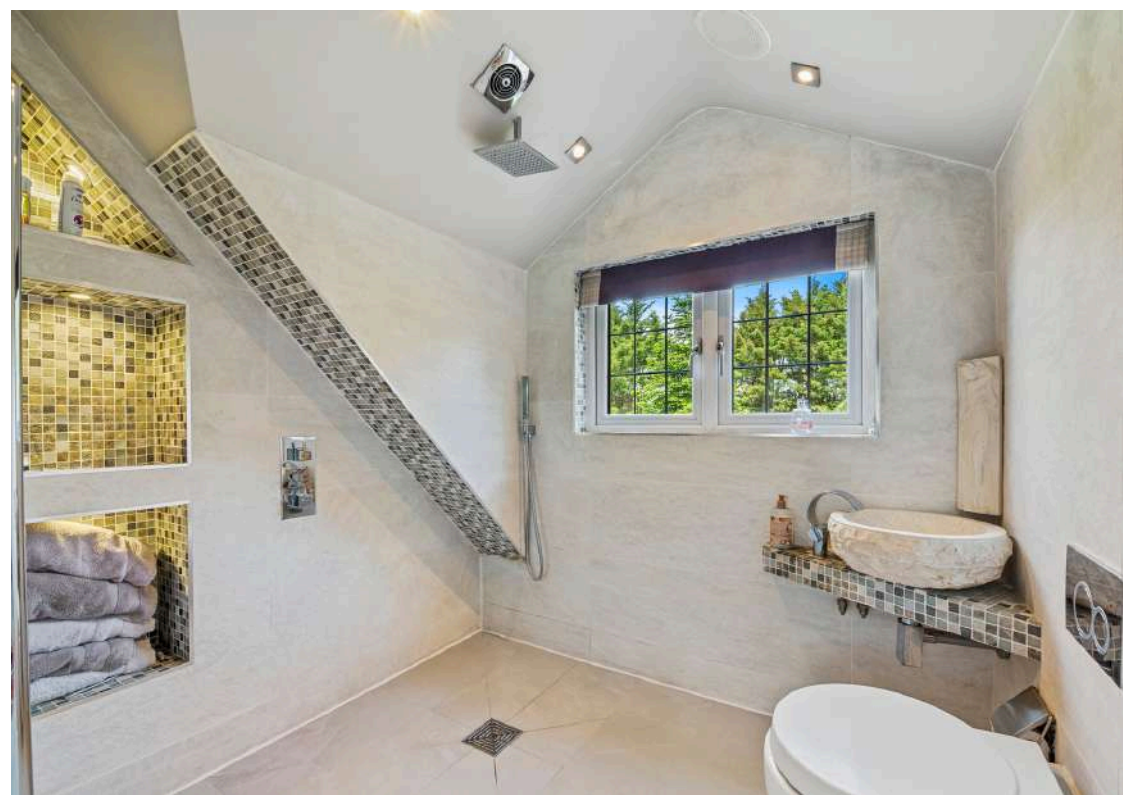




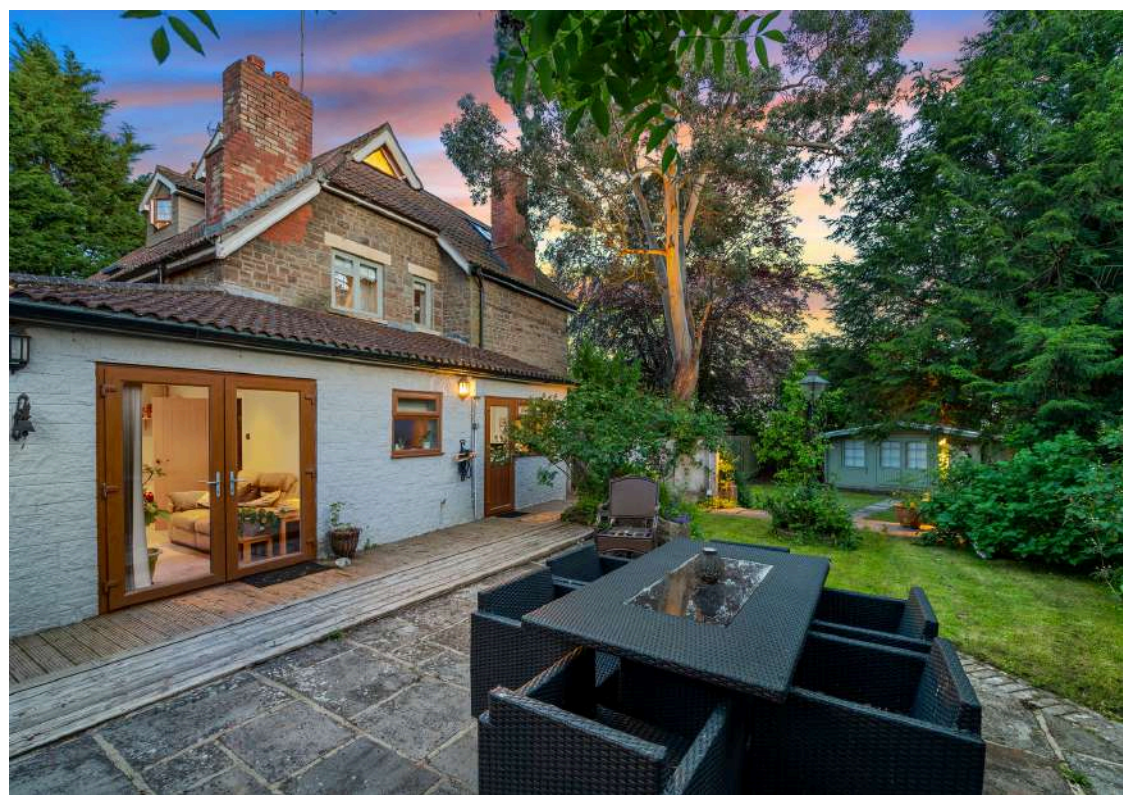
















Key features

Inside

The reception hall provides an elegant introduction, where oak parquet flooring and period proportions establish the tone found throughout the home. To one side, the principal living room is a beautifully balanced space, centred around an impressive stone fireplace and flooded with natural light from a large bay window. Double doors connect effortlessly with the garden, making this an inviting room in every season.

Across the hall, a second reception room offers a more intimate atmosphere, equally rich in character with a striking Minster stone fireplace and generous proportions. Whether used as a formal dining room, library or additional living room, it provides the flexibility increasingly sought by modern families.

At the heart of the home lies a superb kitchen and family space, designed for both everyday living and entertaining. granite worktops, bespoke cabinetry, integrated appliances and a substantial central island create a highly functional environment, while the vaulted ceiling and Velux style windows flood the room with natural light. Beyond, the adjoining snug offers a relaxed retreat, opening directly onto the terrace and gardens beyond. Together, these interconnected spaces create the sociable heart of the house, where family life naturally unfolds. A separate utility room and shower room provide additional practicality.

The first floor accommodates four generous bedrooms, served by a family bathroom and an en-suite shower room. Each room enjoys pleasant outlooks across the surrounding gardens and mature trees, creating a wonderful sense of privacy rarely found so close to the city.

Occupying the entire second floor, the principal suite is a particularly impressive sanctuary. Generous in scale and enhanced by exposed timbers and characterful rooflines, it offers a calm and private retreat from the rest of the house. A luxurious en-suite shower room and adjoining reading area complete a suite that feels more akin to that of a boutique country house hotel.

Outside

The gardens are beautifully established and wonderfully secluded. Mature specimen trees create a sense of enclosure and privacy, while various seating terraces provide ideal spaces for outdoor entertaining, summer dining and quiet relaxation. A substantial pond adds to the atmosphere of tranquillity and seclusion, despite the property's excellent accessibility.

A significant feature of The Hawthorns is the detached coach house. Incorporating a large garage, gym and a substantial first-floor studio complete with shower room and balcony. This versatile building lends itself to a variety of uses.

The generous driveway provides extensive parking for numerous vehicles including a gravelled area to the front of the house which includes a car port with light and power. while the detached garage and coach house offer further practicality.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Garage Ground Floor
Approximate Floor Area
598 sq. ft.
(55.62 sq. m)

Garage First Floor
Approximate Floor Area
273 sq. ft.
(25.65 sq. m)



Ground Floor
Approximate Floor Area
1367 sq. ft.
(126.99 sq. m)



First Floor
Approximate Floor Area
826 sq. ft.
(76.92 sq. m)



Second Floor
Approximate Floor Area
448 sq. ft.
(41.62 sq. m)

Approx. Gross Internal Floor Area 3574 sq. ft / 332.01 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

What3Words -
///demand.hugs.burns

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BY DESIGN

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International audience

local knowledge

