



4 Station Approach, Pensford, Bristol, BS39 4AE

# 4 Station Approach, Pensford, Bristol, BS39 4AE

## Guide Price £500,000

- Detached Property circa 1300 sq.ft
- Village Location close to Lovely Walks
- Kitchen with Breakfast Room
- Sitting Room with Wood Burner
- Bonus Room
- Three Double Bedrooms
- Two Bathrooms
- Detached Double Garage with Parking
- Stunning View from the Garden
- Great Travel Links



### GREAT FAMILY HOME!!

A welcoming reception hall with hard wood floors create a great first impression and the rest of the home will not disappoint! The comfortable sitting room has a wood burner and stunning hard wood floor, a large window lets in natural light to the front of the property.

Across the hall is the kitchen with an array of wall and base cabinets that leads to the breakfast/dining room again with a large window. The side door from the kitchen leads to a large patio. There is a bonus room to the rear of the home which could be used as home office or playroom.

A separate utility/boot room and a shower room completes the downstairs. The property has three great size bedrooms and a family bathroom.

A conservatory leads to the roof terrace and from there steps lead to the secret garden with amazing views, Our vendor says she feels like she is on top of the world when up in the garden.

We also have a detached double garage and ample parking.

**Pensford** is situated on the edge of the Chew Valley and is well known for walking with the river Chew running through the heart of the village. The sought-after village of Pensford is approximately 8 miles from Bath with and approximately 7 miles south of the city of Bristol. There is a friendly community and lots of facilities to enjoy including three Public Houses, a Village Hall and a shop with a Post Office. A wide range of amenities can be found in the nearby village of Chew Magna with its super selection of shops, pubs and restaurants. The nearby Chew Valley and Blagdon Lakes are notable for their fishing, birdlife, sailing and nature study amenities, and there are plenty of countryside walks close by. The villages in the valley are all unspoilt and each have their individual charm and character. Secondary education is available at the renowned Chew Valley School and at Wellsway School in Keynsham. The M4/M5 motorways are accessible via a link road at Keynsham and Bristol International Airport is within easy reach.





## ROOM DIMENSIONS

### Ground Floor

ENTRANCE HALL 8'11" x 20'8"  
 SITTING ROOM 13'0" x 20'8"  
 DINING ROOM 9'9" x 14'9"  
 KITCHEN 9'9" x 11'6"  
 UTILITY ROOM 9'9" x 5'9"  
 BATHROOM 9'7" x 5'8"  
 BONUS ROOM 30'0" x 8'0"

GARAGE 18'0" x 11'6"

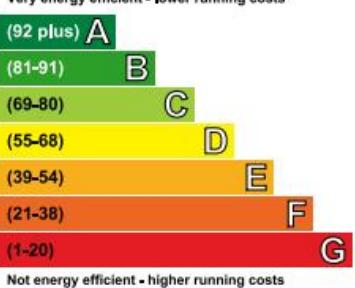
### First Floor

BEDROOM 12'2" x 19'3"  
 BEDROOM 9'4" x 9'11"  
 BEDROOM 9'4" x 9'10"  
 CONSERVATORY 10.0" x 7'5"  
 BATHROOM 7'4" x 5'5"  
 LANDING 7'4" x 14'4"



## Energy Efficiency Rating

Very energy efficient - lower running costs



GROUND FLOOR  
 1197 sq.ft. (111.2 sq.m.) approx.



TOTAL FLOOR AREA: 1830 sq.ft. (170.0 sq.m.) APPROX.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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