



Wychwood, Rectory Lane, Compton Martin, Bristol, BS40 6JP

## Wychwood, Rectory Lane, Compton Martin, Bristol, BS40 6JP

- Built in 1700c Dressed Stone Cottage
- Two Reception Rooms
- Impressive Inglenook Fireplace
- L-Shaped Galley Kitchen with AGA
- Utility with Shower
- Four Double Bedrooms
- Family Bathroom
- Pretty Cottage Garden and Secret Garden
- Parking and Double Garage



### WHAT A PRETTY COTTAGE!

From the deep set stone Inglenook fireplace to the latch and brace doors, this cottage exudes character and charm. Located in one of the Chew Valleys most prestigious villages, this home is set to impress any discerning buyer.

A good sized family kitchen is the centre of this lovely property, with further offerings of more formal dining and sitting rooms furnishing the ground floor off of the central hallway. Four well proportioned bedrooms, a shower room and a family bathroom serve this excellent family home. There is also potential to extend the upstairs to make an ensuite subject to planning.

To the outside, there are cottage style gardens to the front, with a lovely secret top garden complimented with a summer house. Ample parking and a double garage complete this stunning property.

The smaller village of Compton Martin lies in the heart of the beautiful Chew Valley, between Chew Valley Lake and Blagdon Lake, north of the Mendip Hills. The centrepiece of the village is the picturesque duck-pond overlooked by the village church. Rumour has it that Kylie Minogue and Chris Martin of Coldplay occasionally drop in for a pint and a sing song at the very popular local Ring O'Bells Pub!

The village lends itself to enthusiasts of the outdoors, with walking, horseriding and cycling at good reach, amongst many other pastimes. A village Post Office offers a great convenience, with neighbouring Harptree Villages and the village of Ubley providing good schooling. The village is perfectly placed for commuting to both Bristol and Bath (Bristol 12 miles and Bath 15 miles). Railway stations at Bristol Temple Meads and Bath Spa with trains to London and beyond via the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





## ROOM DIMENSIONS

### Ground Floor

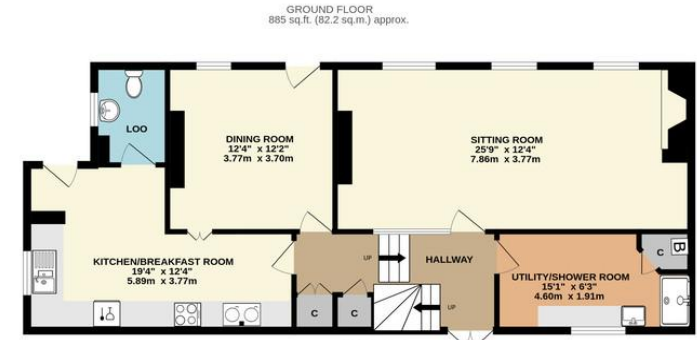
HALLWAY 15'4" x 7'6"  
 KITCHEN/BREAKFAST ROOM 19'4" x 12'4"  
 DINING ROOM 12'2" x 12'4"  
 SITTING ROOM 25'9" x 12'4"  
 UTILITY/SHOWER ROOM 15'1" x 6'3"  
 LOO 5'4" x 7'4"

### First Floor

LANDING 19'6" x 6'5"  
 BEDROOM 13'1" x 12'4"  
 BEDROOM 10'1" x 12'4"  
 BEDROOM 11'7" x 12'4"  
 BEDROOM 11'8" x 6'5"  
 BATHROOM 8'4" x 6'6"

### Outside

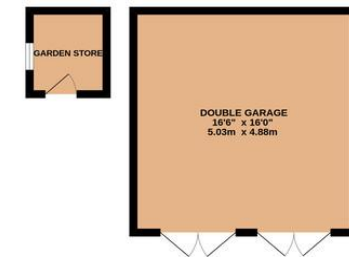
GARDEN STORE 5'7" x 6'3"  
 DOUBLE GARAGE 16'0" x 16'6"



FIRST FLOOR  
 636 sq.ft. (59.1 sq.m.) approx.



OUTSIDE  
 300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1821 sq.ft. (169.1 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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