



**Lane End**  
**The Batch, Butcombe, BS40 7UY**

**Robin King** | Estate Agents

# LANE END, THE BATCH, BUTCOMBE, BS40 7UY

A beautifully appointed 5 double bedroom detached modern country home, offering superb living accommodation, a raised outdoor terrace, ample parking for multiple cars, wonderful gardens and grounds in a glorious semi-rural location convenient for access to Bristol, Bath and beyond.

**APPROX 2,264 SQ FT OF LIGHT AND AIRY MODERN ACCOMMODATION • BESPOKE KITCHEN • STUNNING KITCHEN/DINING/FAMILY ROOM, WITH UNDERFLOOR HEATING TO SNUG AREA • 5 SPACIOUS DOUBLE BEDROOMS • PRINCIPAL BEDROOM WITH AN EN-SUITE AND WALK-IN WARDROBE • DUAL ASPECT SITTING ROOM WITH FEATURE LOG BURNER • SPACIOUS FAMILY BATHROOM WITH UNDERFLOOR HEATING • WITHIN CATCHMENT FOR CHEW VALLEY SECONDARY AND CHURCHILL ACADEMY • WELL REGARDED PRIMARY SCHOOLS IN NEARBY BLAGDON AND CHEW STOKE WITH SCHOOL TRANSPORT PROVIDED • ACCESS TO M5 MOTORWAY WITHIN 12.6 MILES AT JUNCTION 20 AT CLEVEDON • BRISTOL AIRPORT WITHIN 4 MILES • CENTRAL BRISTOL WITHIN 12.3 MILES • MAINLINE RAILWAY SERVICES WITHIN 7.1 MILES AT NAILSEA & BACKWELL – LONDON PADDINGTON FROM 119 MINUTES (ALL APPROX.)**

Lane End is an extended, refurbished and transformed single storey home located near the picturesque village of Butcombe. It enjoys exceptional, panoramic views of the surrounding countryside. Following a large extension in 2020 the property now features a high-specification kitchen/dining/family room adding a major wow factor to this immaculate and magnificent home.

On arrival, the smart Indian sandstone pathway leads to the welcoming front door which in turn opens into a spacious hallway complete with solid oak flooring.

To the right is the extensive kitchen/dining/family room, fitted with handbuilt bespoke wooden units, complemented by elegant Valley Marble and Granite Ltd quartz worktops. A large central island incorporates a breakfast bar and cupboard space. There is a built-in fridge, dishwasher, butler style sink, Quooker boiling water tap and space for a range style cooker. This generous zoned open plan room comfortably accommodates a good-sized dining table, whilst at the far end there is plentiful space for the snug/seating area. This section of the room features underfloor heating, a skylight and a beautiful solid timber framed picture window seat, providing tranquil views of the gardens. The Bi-fold doors open onto the raised terrace and successfully merge the indoor/outdoor spaces. This room is bathed in light provided by the contemporary style feature windows and patio doors.





To the left, the dual aspect sitting room is wonderfully bright and airy, with views to the side of the property and through the French doors that open onto the luxurious terrace area. The cosy log burner is a highlight of this room and is perfect for those winter evenings. Stepping back into the pretty hall, the laundry/boot room is to the right. This practical space offers a door to the rear garden, additional storage and space for a washing machine, tumble dryer and an American Style fridge/freezer. The smart cloakroom is also conveniently off the hall.

The tasteful bedroom accommodation is arranged to the left of the entrance hall. This wing includes five double bedrooms, a family bathroom, a spacious linen cupboard and a home office/study area that could be a further bedroom if required. The stylish principal bedroom is positioned at the far end of the hallway and offers delightful views over the garden and surrounding fields. French doors lead out to its own terrace, which is the perfect spot for enjoying a morning coffee. A large walk-in wardrobe and en-suite shower room with rainfall shower complete this relaxing space.

The further 4 bedrooms are all superb doubles, offering ample space and comfort for family and guests. The generous, light family bathroom is finished with travertine flooring, a velux window and underfloor heating. It has both a bath and separate shower.

This outstanding unique home combines the perfect blend of a country atmosphere with modern living and contemporary styling.

**OUTSIDE** – Indulge in the extensive private gardens, mainly laid to lawn, which wrap around the property. The grounds are thoughtfully planted and meticulously maintained and include mature shrubs, trees, borders and hedges. The top lawn area has the ambience of a country paddock and includes a greenhouse and a cut flower/kitchen garden area. The wonderful views of the surrounding countryside continue throughout the garden. There are 4 large terraces that are perfect for socialising and enjoying the sunshine throughout the day and evening. A gated driveway provides space for multiple vehicles and a detached double garage with power and water completes the comprehensive facilities outside.





**LOCATION** – Lane End is located on the outskirts of both Butcombe and Nempnett Thrubwell. Butcombe is a popular village near Chew Valley and is surrounded by delightful open countryside, set only a short distance from Blagdon Lake and views towards the Mendip Hills. The spectacular surrounding countryside provides substantial opportunities for walking and outdoor leisure pursuits. The nearby villages of Blagdon and Wrington offer excellent amenities including a village store, butchers, public houses and the well regarded Blagdon Primary School. Senior schooling is available at Churchill Academy and Sixth Form or Chew Valley Secondary, where there are buses that collect children from right outside the property. Local transport networks are good, with Bristol Airport being within 4 miles and mainline railways services at Nailsea & Backwell within 7.1 miles – London Paddington within 119 minutes. Bus services run to and from Bristol and access to M5 motorway is within 12.6 miles at Junction 20 at Clevedon.

**DIRECTIONS** – From Butcombe Village, head north-east on Mill Lane towards Upper Green Lane. Continue until you reach The Batch, follow the road approximately 0.5 miles and Lane End will be located behind the wooden gate on the right.





# GROUND FLOOR

2264 sq.ft. (210.3 sq.m.) approx.



TOTAL FLOOR AREA : 2264 sq.ft. (210.3 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.

Made with Metropix ©2023

#### Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

**SERVICES** – Mains electric, oil heating and private drainage.

**EPC RATING** - D

**LOCAL AUTHORITY** – Bath and North East Somerset Council – Tel 01225 39 40 41

**COUNCIL TAX BAND** - F £2,896.57 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: [post@robin-king.com](mailto:post@robin-king.com) Web Address: [www.robin-king.com](http://www.robin-king.com)  
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**