JOANNA TILEY
ESTATE AGENTS

Underwood, The Street, Compton Martin, Bristol, BS40 6JA

- 1930's Property in an Elevated Position

- Stunning Views of the Mendips

- Kitchen/Breakfast Room with Useful Pantry/Boot Room

- Two Reception Rooms

- Four Bedrooms

- Family Bathroom

- Well Stocked Gardens

- Driveway and Parking for Several Cars

- Outbuildings and Garage

- NO ONWARD CHAIN

FAMILY HOME IN A GREAT VILLAGE AND FABULOUS VIEWS!

Spacious flexible family home that is situated in an elevated plot with a picturesque backdrop of the Mendips. This property offers ample space for comfortable living which is complimented by mature gardens.

The kitchen/breakfast room is light and bright and has a country-style feel, offering pleasant views of the garden and surrounding countryside. There is also an extremely useful pantry and a rear lobby leading to a cloakroom. A door from this area leads out to a spacious patio and the rear gardens, again with those lovely views.

Two reception rooms offer versatile spaces with lots of natural light. The larger room has an open fire and custom-built cabinets. The hallway leads through to a generously sized porch area.

Upstairs, there are four good-sized bedrooms, The master bedroom takes in the views and includes a built-in wardrobe - there is ample space to add an en-suite bathroom if desired. There are two double bedrooms at the front of the house, one with dual aspect windows and the other retaining its original features - both rooms have views across the village and beyond. There is a further generous single bedroom which is currently used as a study. A spacious family bathroom with a separate shower and bath completes the upstairs.

Outside there is a very pretty garden providing lawned areas, vegetable garden, fruit trees and lovely mature shrubs and hedges, along with a greenhouse and outbuildings and a pond which attracts an abundance of wildlife, including newts! There is an accessible pathway through the rear garden leading to a spacious parking area and a detached single garage. The front garden features steps leading to the front door and side access.

Underwood has so much to offer - we highly recommend viewing to fully appreciate it, so please call our friendly team to arrange yours!

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. The village lends itself to enthusiasts of the outdoors, with walking, horse riding 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.
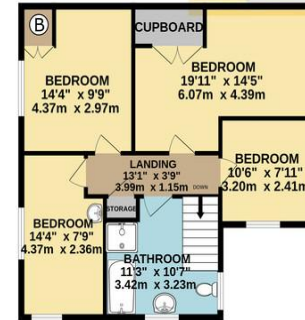
ROOM DIMENSIONS

PORCH: 7'0" x 4'3"
HALLWAY: 16'0" x 5'4"
UTILITY/PANTRY: 8'11 x 4'5"
BOOT ROOM: 5'7" x 4'5"
WC: 4'4" x 2'4"
KITCHEN/BREAKFAST ROOM: 19'3 x 10'7"
SITTING ROOM: 17'10" x 14'1"
RECEPTION ROOM: 14'2" x 11'6"

BEDROOM: 14'4" x 9'9"
BEDROOM: 14'4" x 7'9"
BEDROOM: 19'11" x 14'5"
BEDROOM: 10'6" x 7'11"
BATHROOM: 11'3" x 10'7"
LANDING: 13'1" x 3'9"

OUTBUILDING: 13'6" x 10'3"
OUTBUILDING: 11'11" x 10'3"
GARAGE: 19'3" X 9'3"

GROUND FLOOR
1238 sq.ft. (115.0 sq.m.) approx.

OUTBUILDING 13'6" x 10'3" 4.12m x 3.13m

OUTBUILDING 11'11" x 10'3" 3.63m x 3.13m

SITTING ROOM 17'10" x 14'1" 5.44m x 4.29m

KITCHEN/BREAKFAST ROOM 19'3" x 10'7" 5.87m x 3.23m

HALLWAY 16'0" x 5'4" 4.88m x 1.63m

RECEPTION ROOM 14'2" x 11'6" 4.32m x 3.51m

BOOT ROOM 5'7" x 4'5"

UTILITY/PANTRY 8'11 x 4'5"

WC 4'4" x 2'4"

PORCH 7'0" x 4'3" 2.13m x 1.30m

GARAGE 19'3" x 9'3" 5.87m x 2.83m

1ST FLOOR
701 sq.ft. (65.2 sq.m.) approx.

CUPBOARD

BEDROOM 14'4" x 9'9" 4.37m x 2.97m

BEDROOM 19'11" x 14'5" 6.07m x 4.39m

LANDING 13'1" x 3'9" 3.99m x 1.15m

BEDROOM 10'6" x 7'11" 3.20m x 2.41m

STORAGE

BEDROOM 14'4" x 7'9" 4.37m x 2.36m

BATHROOM 11'3" x 10'7" 3.42m x 3.23m

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TOTAL FLOOR AREA : 1940 sq.ft. (180.2 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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