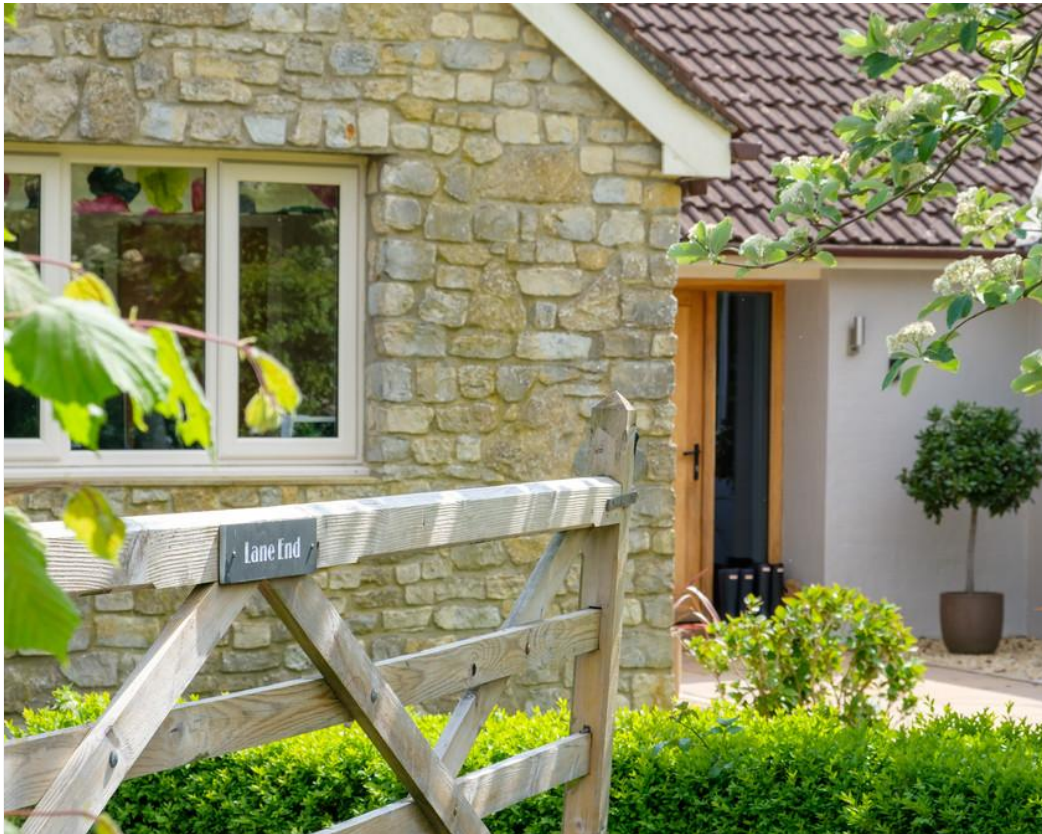




Lane End, The Batch, Butcombe, Bristol, BS40 7UY

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- Impressive Dressed Stone Home
- Stunning Open Plan Concept
- Luxury Kitchen and Bathrooms
- Sitting Room with Log Burner
- Study Area
- Principal Bedroom Suite with Terrace
- Four Further Double Bedrooms
- Modern Bathroom and Cloakroom
- Mature Gardens and Terraced Areas
- Double Garage and Parking



STUNNING PROPERTY IN AN IDYLIC SETTING

Sitting on the edge of the village in a wonderfully rural location, this beautifully presented and stylish property is sure to impress.

A welcoming reception hall invites you into the home and this area creates a natural division with living areas to the right and bedroom and bathroom accommodation to the left, which means that the home flows just perfectly. The WOW factor is the recently extended luxury kitchen with ample room for dining, with a sitting room area perfect for family occasions. Sliding doors flood the room with light and lead to the terrace inviting you into the garden.

The cosy sitting room is accessed directly from the kitchen and has a wood burning stove with French doors that also lead to the outdoor terrace, creating a wonderful linked space for entertaining.

A valuable added benefit of a utility/boot room and cloakroom completes this area.

The bedrooms are all situated at the opposite end of the property.

The main bedroom suite has French doors to a private terrace overlooking the garden with the luxury of a walk-in dressing room and modern ensuite bathroom.

Four further double bedrooms share a modern bathroom.

The study is a useful area which is situated near the bedrooms, so that working from home is peacefully away from the living spaces.

Outside the grounds of circa one acre are well maintained creating different areas including a kitchen garden with raised beds. Two large lawns are enclosed by a laid hedge with various terraces to enjoy.

Enjoy the evening sunshine on the smart terrace which can be found on the edge of the boundary, creating a lovely area for your sundowner!

A detached double garage and plenty of parking finish off this very special property.

This is a very impressive property and location, and after over 20 years our vendors are ready to move on.



The hamlet of **Butcombe** is situated just north of Blagdon Lake on the edge of the Mendips and surrounded by the gorgeous countryside and walking in the Chew Valley. Nearby villages of Chew Stoke and Blagdon have an abundance of local facilities including shops, pubs, restaurants and schooling. The village is perfectly placed for commuting to both Bristol and Bath. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and 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.

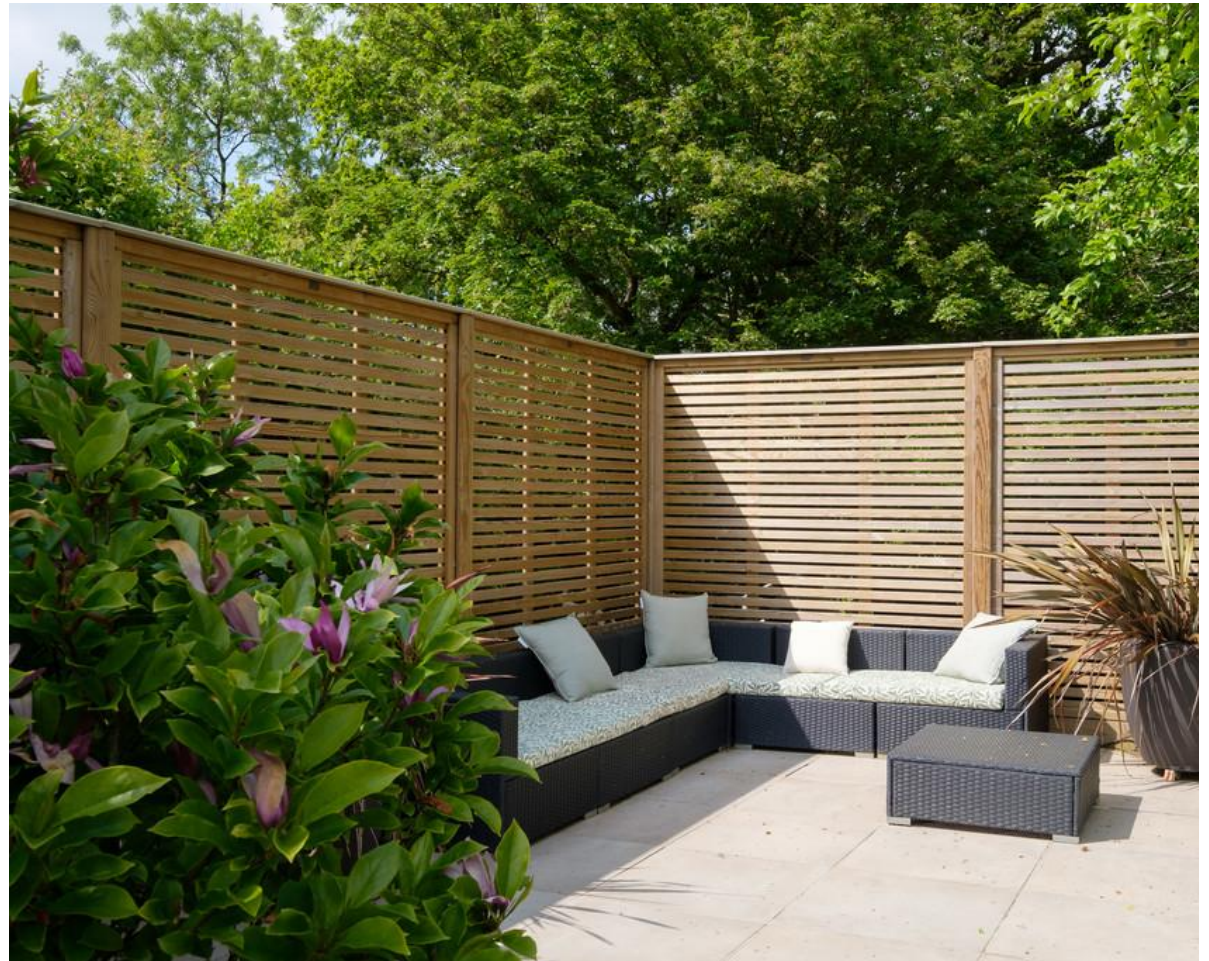
ROOM DIMENSIONS

ENTRANCE HALL 9'4" x 14'9"
 KITCHEN/DINING/FAMILY ROOM 21'5" x 33'0"
 SITTING ROOM 15'0" x 15'4"
 UTILITY ROOM 9'5" x 8'4"
 LOO 5'2" x 6'2"

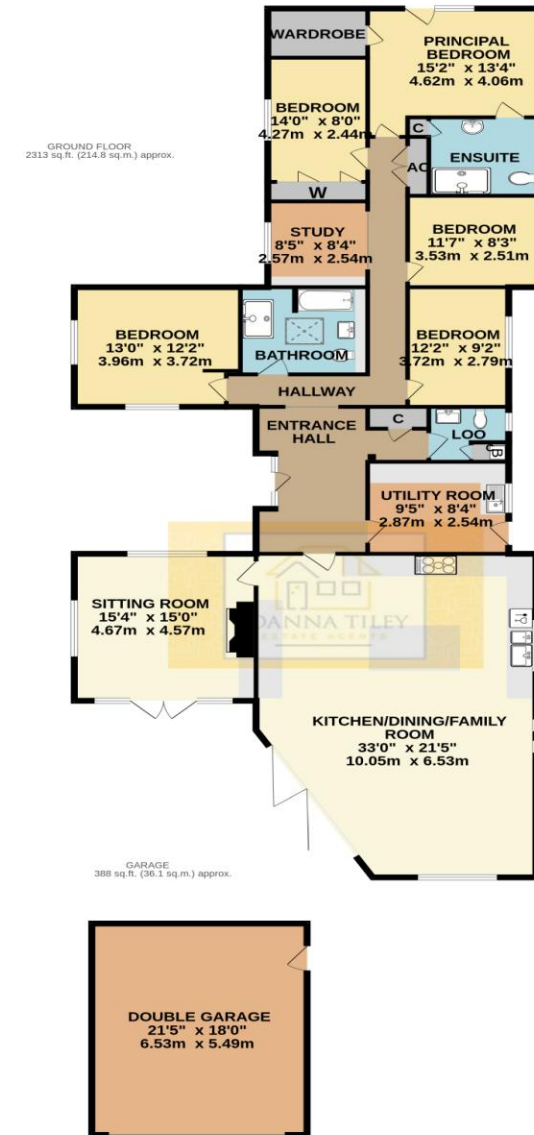
PRINCIPAL BEDROOM 15'2" x 13'4"
 ENSUITE 9'6" x 8'0"
 WALK IN WARDROBE 8'2" x 5'0"
 BEDROOM 8'0" x 14'0"
 BEDROOM 11'7" x 8'3"
 BEDROOM 9'2" x 12'2"
 BEDROOM 13'0" x 12'2"
 BATHROOM 10'8" x 8'6"
 STUDY 8'4" x 8'5"

Outside
 DOUBLE GARAGE 18'0" x 21'5"





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 2701 sq.ft. (250.9 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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