



Chestnut Cottage, Church Street, Pensford, Bristol, BS39 4AQ

Chestnut Cottage, Church Street, Pensford, Bristol, BS39 4AQ

- Semi Detached Property c1470 sq. Ft
- Large Entrance Way with Flagstone Floors
- Stylish Kitchen/Breakfast Room
- Reception Room with Oak Flooring
- Family Bathroom plus Separate WC
- Downstairs
- Master bedroom with Ensuite
- Two Further Double Bedrooms and a Single
- Off Street Parking
- Central Village Location
- Beautiful River and Church Views



A bespoke home with stunning river views with family living at its core. The spacious entrance hall with natural stone flooring welcomes you in and leads you into the inviting sitting room with French doors providing a lovely view out on to the garden. Back through the hall to the large stylish kitchen/family room – there are lots of luxury cabinetry and integrated appliances together with a large central L-shaped island. This is a lovely flexible living space for the family – lots of room for the dining table and sofas while sunlight floods in through tall windows.

Off the hallway there is a really useful utility room including an essential downstairs loo.

Heading up the bespoke wooden staircase to the first floor landing that links all the bedrooms. Chestnut Cottage boasts four bedrooms of which three are good double bedrooms - one with a gorgeous ensuite - and a further single bedroom. The family bathroom has a luxurious feel with a freestanding bath and marble effect flooring.

Outside, the gated garden has riverside frontage and allows parking for numerous cars. Relax with a glass of something chilled or your morning coffee and enjoy the picturesque views of the historic village centre, the Church of St Thomas a Becket with it's newly fitted clock to the tower and the bridge spanning the River Chew.

This lovely home is in a sought after village location – do give us a call and we will arrange your viewing!

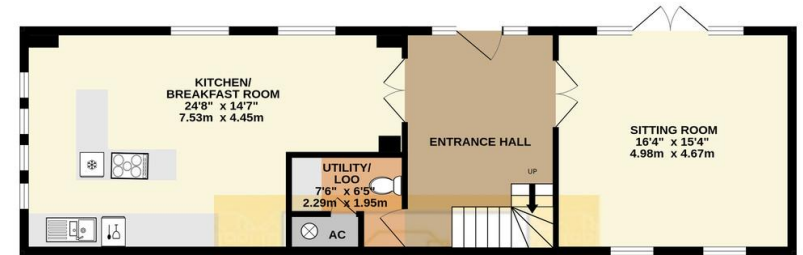
The sought-after village Pensford is situated on the edge of the Chew Valley and is well known for walking with the river Chew running through the heart of the village. It is approximately 8 miles from Bath with and approximately 7 miles south of the city of Bristol. There is a friendly community and lots of facilities to enjoy including three Public Houses, a Village Hall and a shop with a Post Office. A wider range of general stores and 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.



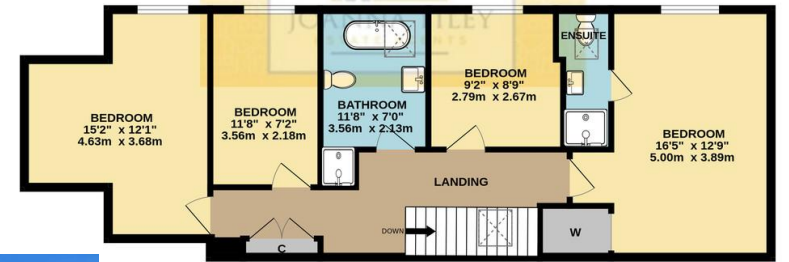


Ground Floor
 ENTRANCE HALL 9'8" x 16'3"
 SITTING ROOM 15'4" x 16'4"
 KITCHEN DINING ROOM 24'8" x 14'7"
 UTILITY ROOM/LOO 7'6" x 6'5"
 First Floor
 LANDING 22'5" x 6'7"
 BEDROOM 12'9" x 16'5"
 ENSUITE 3'7" x 9'3"
 BEDROOM 8'9" x 9'2"
 BEDROOM 7'2" x 11'8"
 BEDROOM 12'1" x 15'2"
 BATHROOM 7'0" x 11'8"

GROUND FLOOR
 724 sq.ft. (67.2 sq.m.) approx.



FIRST FLOOR
 742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 1466 sq.ft. (136.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 may be given.
 Made with Metropix (2024)



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



Joanna Tiley Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com