



10 Beechcroft, Dundry, Bristol, BS41 8LE

Guide Price £525,000

- Detached Residence
- Village Location with Lovely Walks
- Sitting Room with Wood Burner
- Kitchen with Breakfast Area
- Dining Room with French Doors to Garden
- Master Bedroom with Ensuite Bathroom
- Three Further Bedrooms
- Family Bathroom
- Double Garage and Parking
- Walking Distance to the Village Pub!

LOOKING FOR A FAMILY HOME IN VILLAGE LOCATION? LIGHT, BRIGHT, SPACIOUS!

A welcoming hallway with hardwood floors gives a great first impression, with double doors into a bright sitting room with a wood burner and French doors to the garden. The well-appointed kitchen and breakfast area gives you space to enjoy family meals with French doors to the garden. A second reception room is ideal as a home office or a playroom or even for more formal dining.

Upstairs the four bedrooms and family bathroom lead off a spacious landing. The Master bedroom overlooks the rear garden and has an Ensuite bathroom. Outside we have plenty of off driveway parking and a double garage. The garden at the rear of the property is mostly lawn with a terrace to enjoy Al-fresco dining in the Summer.

Dundry is a North Somerset village situated on Dundry Hill, between Bristol and the Chew Valley Lake. It has extensive views overlooking the City of Bristol to the north and the Chew Valley to the south. The village has a great community with a Church, a Village Hall which can be hired for events, a popular pub and a well-regarded Church of England Primary School.

The Chew Valley is renowned for its beauty and the lakes are noted for their fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around the Chew Valley and on the Mendips close by. The village is perfectly placed for commuting to both Bristol and Bath, railway stations at Bristol Temple Meads and Bath Spa provide frequent links to London with connections to 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 MEASUREMENTS:

Kitchen - 17'3" x 9'7"

Breakfast Room - 9'1" x 6'3"

Dining Room - 10'9" x 13'1"

Sitting Room - 13'6" x 18'7"

Master Bedroom - 12'7" x 12'8"

Bedroom 2 - 11'0" x 9'1"

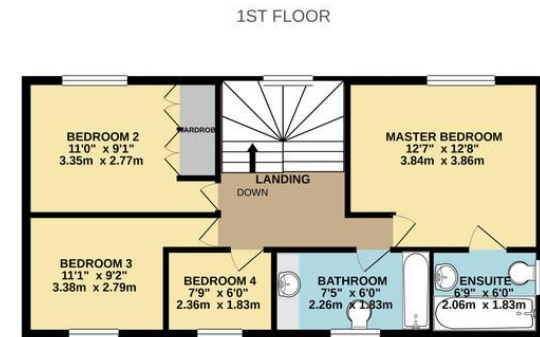
Bedroom 3 - 11'1" x 9'2"

Bedroom 4 - 7'9" x 6'0"

Bathroom - 7'5" x 6'0"



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Accepted from our vendor and professional. Please refer to the full floorplan for more details. All measurements are to the internal face of the wall.



Joanna Tiley Estate Agents

Fairseat, 4b Stoke Hill, Chew Stoke, Bristol, BS40 8XF

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