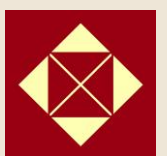


Ottery Villa



Stanton Wick, Near Bristol



Ottery Villa, Stanton Wick

Pensford Near Bristol

A fantastic opportunity to purchase a spacious and versatile five bedroom detached property set within two acres with outstanding countryside views. The property benefits from ample parking, a double garage, workshop and outbuildings.

Accommodation

Reception Hall ♦ Open Plan Kitchen/Dining Room
Sitting Room ♦ Utility Room ♦ Five Bedrooms
Master with En Suite ♦ Family Bathroom

Outside

Mature spacious garden with outstanding countryside views.
Productive vegetable garden with polytunnel
Pretty pond with waterfall feature

Outbuildings

Double garage
Private driveway with ample parking accessed via electric gates.

Bristol 8 Miles ♦ Bath 10 Miles
Wells 12 Miles



CHARTERED SURVEYORS & PROPERTY AGENTS



Situation

Ottery Villa is situated in Stanton Wick, which lies east of Chew Magna, this pretty hamlet is included within the parish of Stanton Drew and the local authority of Bath and North East Somerset.

The regional centre of Bristol is only 8 miles to the north whilst the Heritage City of Bath is situated 10 miles to the east with good road connections leading to them both, whilst the Cathedral City of Wells is some 12 miles to the south.

Day to day facilities, are available in the nearby village of Chew Magna these include a bank, a master butcher, post office and two public houses. The local primary school is located in Stanton Drew, while the secondary school is Chew Valley School in Chew Magna. There are also a number of well-regarded independent schools within the area.

Mainline rail services to London Paddington are available from Bristol and Bath. Bristol International Airport is approximately 7 miles away and the A37, A38 and M5/M4 motorways are easily accessible from the property.

The Chew Valley and Blagdon lakes are close by, notable for their fishing, birdlife, sailing and nature study amenities. A visit to Salt and Malt at Chew Valley Lake is highly recommended, as this modern tearoom/fish restaurant is owned by the same family as the Michelin starred Pony and Trap restaurant.

The House

A fantastic opportunity to purchase a spacious and versatile five bedroom detached bungalow set within two acres with outstanding countryside views. The property is set in an elevated position which maximises the views and boasts extensive accommodation throughout, with the potential to extend if required, subject to necessary consent.

Upon entering the property, you are greeted by a spacious reception hall which provides access to the utility room, kitchen/dining room, sitting room and the five bedrooms along with internal access to the workshop below.

The bright open kitchen/dining room benefits from its rural views, it is fitted with a range of modern units, with granite worktops and features an island with a built in induction hob it also provides access to the handy utility room.

The sitting room is where you benefit most from the outstanding views, it boasts a wood burning stove and french doors which lead out on to the large patio area.

The property's five double bedrooms and family bathroom are accessed from a separate hallway to the living space. The master bedroom has an ensuite and french doors leading out on to the patio.

Ottery Villa, Stanton Wick, Bristol

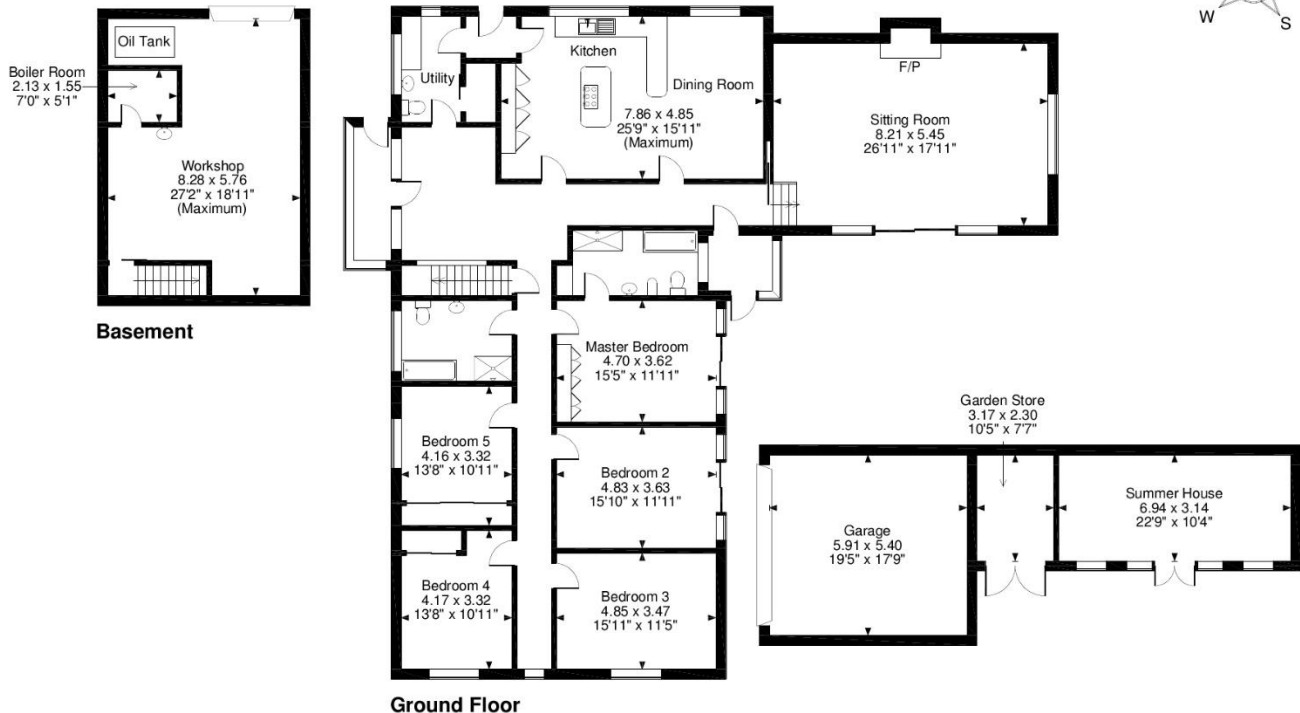
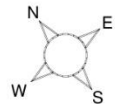
Approximate Gross Internal Area

Main House = 3182 Sq Ft/296 Sq M

Garage = 344 Sq Ft/32 Sq M

Summer House & Garden Store = 320 Sq Ft/30 Sq M

Total = 3846 Sq Ft/358 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Outside

The property sits within two acres and is accessed via a private gated driveway with ample parking, along with a double garage and a further workshop which has water, electricity and large storage space. There is also a summer house and a separate garden store.

The generous gardens at Ottery Villa are mainly laid to lawn and is complimented by fruit trees, a large patio area and three adjoining ponds which features a water fall. The garden also benefits from a separate vegetable garden with polytunnel.

The property borders surrounding countryside with outstanding views.



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IMPORTANT NOTICE

V1 01/04/18

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2. Any areas, measurements or distances are approximate. The text, photographs and any plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Killens have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GENERAL PROPERTY INFORMATION

Tenure

The property is of freehold tenure.

Outgoings

Council Tax Band - G

Services

Mains water and electricity, private drainage (septic tank), oil fired central heating.

EPC Rating D

Fixtures and Fittings

All those items usually regarded as retained to the Vendors are specifically reserved out of the sale, although some may be available to the purchaser if required at valuation.

Public Authorities

Bath and North East Somerset Council Tel: 01225 477000

Postcode

BS39 4DA

Viewing

Strictly by appointment with the Vendor's Agent, Killens, Telephone 01275 333993

Directions

From Bristol, proceed southwards along the A37 for approximately 5 miles. After Pensford turn right at the Chelwood roundabout onto A368. Continue for approximately 0.6 miles and Ottery Villa can be found on your left hand side just before the turning to Stanton Wick.



www.killens.org.uk