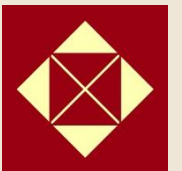


Grove House



Compton Martin





Olive
Coffee
Pancetta
Bread
Tomatoes





Grove House

Compton Martin, Bristol

Wells 9 Miles
 Bristol 10 Miles ♦ Bath 14 Miles
 Bristol International Airport 7 Miles

An attractive five bedroom substantial stone built house within easy reach of Bristol and Bath, with private mature gardens set in 1.5 acres overall, including a paddock of 1 acre. This wonderful village house has been well loved and cared for over the years by the current owners.

Ground Floor

Entrance Atrium ♦ Kitchen/Family Room ♦ Dining Room
 Study ♦ Snug ♦ Sitting Room ♦ Rear Porch
 Utility/Laundry Room ♦ Fifth Bedroom
 Second Reception Room
 Cloakroom ♦ Bathroom

First Floor

Landing ♦ Master Bedroom ♦ Family Bathroom
 Three further double Bedrooms

Grounds and Additional Outbuildings

Well-tended lawned gardens adjoining open countryside with many mature shrubs, plants including David Austin roses, fruit trees, asparagus bed, herb garden and a magnificent walnut tree ♦ Kitchen Garden with Greenhouse, substantial shed and detached garage ♦
 Three paved seating areas offering spectacular views of the Mendips and valley ♦

- Approximately 1.5 Acres of land ♦ Far reaching rural views





The House

Grove House is an extremely attractive village house approached from a gated driveway

An impressive dwelling on a manageable scale with a layout that lends itself perfectly to modern family living. The property benefits from the option of using the right wing as a separate annex.

On entering the property, you are immediately faced with charm and character. The large inviting reception hall is an impressive room with an attractive glass roof and Mandarin Stone floor with under-floor heating.

The principal reception rooms are accessed from the reception hall, these include the dining room which is a well-proportioned room with space for a large dining table.

The formal drawing room has a beautiful flagstone floor, an open fireplace and stunning views of the valley. There is access to the second floor via the original wide paneled staircase. A panelled door leads to the snug which is a lovely cosy room and could work well as a playroom.

The kitchen/family room is the perfect place for all the family to get together. The kitchen is an Old English bespoke design created by Jonathan Lear Kitchens and features granite worktops. There is a gas-fired cream four oven AGA. A half glazed stable door leads to a sunny terrace area. At the other end of the kitchen there is plenty of room for sofas and chairs to sit around the inglenook fireplace, housing a wood burning stove. Also, on the ground floor, you will find a cloakroom with separate WC, a very large utility room and a workshop.

The right wing which lends itself to be self-contained accommodation or provide space for working at home, has two lovely light reception rooms: one with French doors on to a suntrap terrace and also a stable door giving independent access, and the other with spectacular valley views. There is also a bathroom with a separate bath and shower.

The charm continues to the first floor where you will find a spacious newly fitted fabulous family bathroom with a roll top bath and double shower. The bathroom benefits from contemporary panelling and Harvey Maria flooring.

There are four double bedrooms, two of which are dual aspect and all of which are a good size and enjoy views of the garden.

Outside

The front of the house is covered with a stunning white wisteria. The house is surrounded by enclosed gardens, consisting of large areas of lawn and a variety of mature trees, plants and shrubs. The gardens are a wonderful area for children to play as they are fully enclosed and give the house a true sense of



seclusion whilst being in the centre of the village. There is a kitchen garden and greenhouse and three terraced sitting areas where you can enjoy the open countryside views.

There is a stone detached garage, a timber shed and a one acre paddock.

Situation

Compton Martin is a small but thriving village with a village hall, post office, church, a very popular public house and village pond. The neighbouring village of West Harptree has an excellent General Stores with delicatessen and post office, church and public house.

A comprehensive range of shops including a supermarket is available at Chew Magna about 4 miles away, and the small city of Wells with two markets a week is 9 miles away. Primary Schooling is available at Ubley, West Harptree, Chew Stoke and Chew Magna. Private schooling at Wells Cathedral in Wells, Millfield at Street, Sidcot Quaker School at Sidcot and a choice of excellent private schools in Bristol. Secondary school at Chew Valley Comprehensive School in Chew Stoke.

The village's situation in the Chew Valley offers commuters excellent access to the regional centre of Bristol which is 10 miles to the north and the Heritage City of Bath which is 14 miles to the east. The Cathedral City of Wells, which offers further facilities, is 9 miles to the south.

The nearest motorway access can be found at junction 21 of the M5 in Weston Super Mare. High speed rail services to London Paddington are available from Bristol Temple Meads (98 minutes) and Bath Spa (85 minutes) whilst Bristol International Airport is 7 miles away.

The Chew Valley and Blagdon lakes are close by, notable for their fishing, birdlife, sailing, and nature study amenities whilst the Mendip Hills, well known for their limestone features, provide a wide range of informal leisure opportunities.

Education

There is a wide range of good educational establishments at all levels in the local area from the public and private sectors. Most schools provide transport within the village or nearby.

Directions

On entering the village of Compton Martin go past the duck pond on your right then past the pub on your left, shortly after Grove House can be found on your left hand side.





General Information

Tenure – Freehold

Services – Mains electricity, water and drainage. Gas fired central heating.

Local Authority and Council Tax – Bath and North East Somerset Council Tel: 01225 477000.
Council Tax - Band G

Postcode – BS40 6JF

Viewings - Strictly by appointment with the Vendors Agents, Killens 01749 671172

Fixtures and Fittings - All those items usually regarded as retained to the Vendors are specifically reserved out of the sale although may be available by separate negotiation.



Grove House, The Street, Compton Martin

Approximate Gross Internal Area = 288.5 sq m / 3105 sq ft

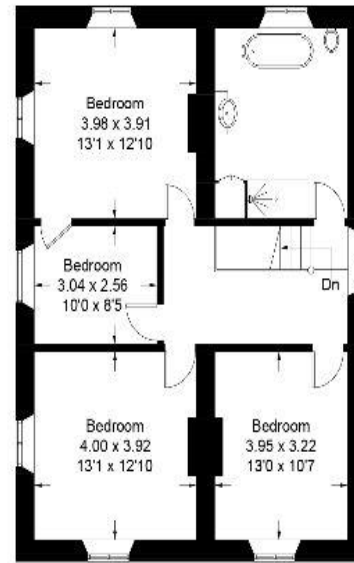


Illustration for identification purposes only, measurements are approximate, not to scale. (ID444860)



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