

DRAFT
DETAILS



£3,000,000

Bath Road, Saltford
BRISTOL, BS31 3JU

Energy Efficiency Rating: E

Offering substantial family accommodation and impressive grounds is this 7 bedroom detached home with additional annexe.



Saltford sits just 5 miles from the city of Bath and 7.5 miles from Bristol, giving access to commuters via regular bus services between the two. Keynsham is 2 miles away with a range of shops, cafes, parks and amenities, and Saltford itself benefits from a well-regarded primary school, local shops, restaurants and pubs as well as river walks and Saltford Golf Club. A large retail complex at nearby Longwell Green (5.0 miles) provides a leisure centre, cinema and shops.

This imposing turn of the century residence sits within the large village of Saltford, just 4 miles from the historic Georgian city of Bath. In brief comprising 7 bedrooms plus a further two bedroom, detached, annexe bungalow, floodlit tennis court and substantial 7.855 acre plot.

The living accommodation includes sitting room, formal dining room, billiard room, conservatory and a kitchen breakfast room. The first floor is home to 7 bedrooms with master en-suite, family bathroom complete with sauna and a further bathroom. Sat behind the main house is a two bedroom detached annexe with open plan living area and two double bedrooms.

Externally there is a double garage, floodlit tennis court, walled frontage with gardens wrapping around the entirety of the property and additional paddock to the rear plus a workshop and the floodlit tennis court.

Keynsham

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Andrewsonline.co.uk



Summary

- 7 Bedroom Detached Residence
- 4.0 Miles From Bath
- Further Two Bedroom Detached Annexed Bungalow
- Double Garage + Further Workshop
- Floodlit Tennis Court
- Billiard Room
- Substantial 7.855 Acre Plot
- Gated Driveway

Highlights



Georgian City Of Bath
4.0 Miles



Wellsway Senior School
2.5 Miles



Waitrose
2.0 Miles

Interested in this property?

For viewings and advice please get in touch with
our Keynsham branch on 0117 986 9000

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		74	(69-80) C		
(55-68) D			(55-68) D	68	
(39-54) E	42		(39-54) E		
(21-38) F			(21-38) F	35	
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

