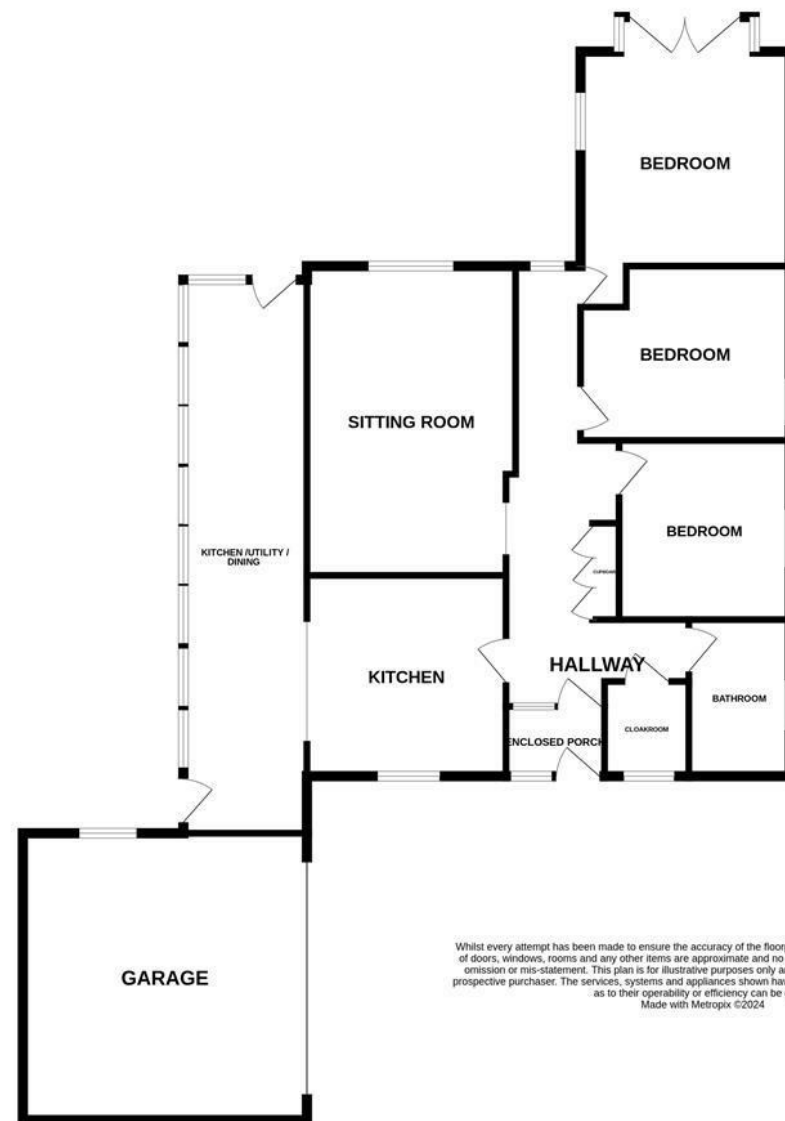


489 Bath Road, Salford, Bristol, BS31 3BA  
Tel: 01225 400400 email: [salford@daviesandway.com](mailto:salford@daviesandway.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 can be given.  
Made with Metropix 6/2024

Four Winds 3 Police Lane, Pensford, Bristol, BS39 4BP



£525,000

This unique home offers so much with a delightful mature garden, double garage benefiting from a home office above, whilst the tucked away location is a real bonus.

- Tucked away delightful location
- Mature rear gardens with vegetable patch
- Double garage with home office above
- Plenty of additional parking
- Detached home
- Three bedrooms
- Vendor has already arranged an onward purchase



# Four Winds 3 Police Lane, Pensford, Bristol, BS39 4BP

Every so often a property comes to the market which offers huge possibilities. This home has a double garage with a home office above which could be an annex subject to planning permissions. It also has a big loft space again offering space to further extend the home subject to necessary consents. There is a splendid rear mature garden with an overall plot size of 0.21 acres.

The property comprises of a detached home which is located in the popular village of Pensford and positioned on a lovely little back street. Due to its elevated position, the rear views are of trees and fields in the distance.

On arrival, you are met by ample parking to the front with further available to the side of the property, located down a private lane to the side of the property. Internally, all the accommodation is over one level offering three bedrooms and a delightful kitchen leading out to the flexible conservatory space.

Externally, there are impressive wrap around mature gardens with pretty seating areas and a vegetable patch. The design of the garden offers some lovely views and a great space to enjoy alfresco dining.

Pensford is a popular village location on the edge of the Chew Valley south of Bristol and is easily commutable to Bristol, Bath and Wells with the Chew Valley and the Mendip Hills providing many recreational opportunities. The nearby town of Keynsham provides a range of day to day amenities approximately 4 miles away. The village itself has two public houses, well regarded primary school, parish church and general store/post office.

In fuller detail the accommodation comprises ( all measurements are approximate):

## ENCLOSED PORCH 1.22 x 1.73 (4'0" x 5'8")

Entry via a glass panel door with a further window to the side. Tiled floor and a tiled shelf to the left. Obscured glass door leads to

## HALLWAY

A generous space with accommodation leading from here. There are bedrooms to the right and living accommodation to the left. Tiled floor on entry leading to carpet. Three useful storage cupboards ideal for coats, shoes and hiding away the vacuum cleaner. The hallway is the full depth of the property with a double glazed window to the rear overlooking the garden. Phone point.

## KITCHEN 3.73 x 3.40 (12'2" x 11'1")

Double glazed window to side aspect. Range of wall and base units with roll edge worktops. Behind this are tiled splashbacks. Space for a cooker and there is a stunning blue oil fired Rayburn. The flooring is laminate throughout and leads to the back of the room being opened up to the

## CONSERVATORY/ UTILITY / DINING SPACE 10.77 x 2.30 (35'4" x 7'6")

A lovely light and bright space which is zoned to offer a multi functional area. One area has wall and base units with a stainless steel sink, mixer tap and roll edge work tops. There is plumbing for a washing machine and space for a tumble dryer. Lovely quarry tiles give it a traditional feel. Wall lights. Double glazed windows throughout. Two of the double glazed doors lead to different parts of the garden and a further door leads to the garage.

## SITTING ROOM 5.74 x 3.53 (18'9" x 11'6")

Double glazed window with rear aspect. Two radiators. Wood burner sat on a tile hearth. Loft access

## CLOAKROOM/WC 1.65 x 1.48 (5'4" x 4'10")

Double glazed frosted window. Corner wash hand basin. Plumbing for a washing machine. Tiled floor.

## BATHROOM 2.74 x 1.77 (8'11" x 5'9")

Double glazed frosted window. Panel bath with a shower over. Toilet. Pedestal basin. Part tiled walls. Radiator.

## BEDROOM 3.76 x 3.66 (12'4" x 12'0")

Double glazed French doors with double glazed return window on both sides. Offering great views over the garden. Double glazed side aspect window. Radiator.

## BEDROOM 3.66 x 3.04 (12'0" x 9'11")

Double glazed window with side aspect. Radiator.

## BEDROOM 3.14 x 3.00 (10'3" x 9'10")

Double glazed window with side aspect. Radiator.

## EXTERNALLY

### FRONT

Block driveway which leads to the garage. Side access to the garden on the right and to the left steps lead up to a wildlife garden where the oil tank is located.

## GARAGE 5.03 x 4.99 (16'6" x 16'4")

Electric up and over door. Personal door leads to the conservatory. Power and light.

## WORKSHOP / OFFICE / CRAFT ROOM

Located above the garage and accessed via steps to the rear. Window to the front aspect and two sky lights. A great additional space which offers flexibility for many uses. Power and light. Built in benches.

## REAR / SIDE GARDEN

This really is a truly beautiful feature of the property with so much to love about the garden. The garden feels like it has different zones with a vegetable patch area linking onto the greenhouse and shed. A further area laid is to lawn which leads to a gentle slope where it has a more wildlife feel with some beautiful plants shrubs and bushes. The elevated part has a pretty seating area with a pergola covering it and looks down onto the garden making a tranquil place to entertain outside. A gate leads out to a further parking area which is accessed via a private lane.

## TENURE

FREEHOLD

## COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

## AGENT NOTE

SERVICES Mains Water and Drainage. Electricity. Oil fired central heating. BROADBAND Ultrafast 1000mps available (Source - Ofcom) MOBILE - EE, Three, O2, Vodaphone service available (source Ofcom).

