



FINE & COUNTRY

4 Bedrooms

House - Semi-Detached

Located in Bristol

OIEO £1,250,000



Fine & Country Wells and Chew Valley

www.fineandcountry.com

01749 608333



A beautiful former coach house on a fine country estate, situated between Bath and Bristol on the edge of the Mendip Hills. This well-presented character 4 bedroomed property has recently undergone an extensive programme of refurbishment, updating electrics, flooring, lighting, sanitary ware and carpets, using high quality materials to provide a stylish, warm and welcoming family home. The light and bright accommodation on the ground floor includes a dining/reception hall, fabulous kitchen/breakfast room leading to a sunny orangery, a separate utility room and sitting room with log burning stove and a cloakroom. Upstairs there are four bedrooms (the principal has an en suite shower room) and family bathroom. The south facing landscaped gardens extend to 1.6 acres and include a swimming pool and woodland area. There is ample space for parking and a garage to the front of the property. Residents have access to the 16-acre grounds of Sutton Court with extensive parkland, a tennis court and a lake.

Energy Efficiency Rating: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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