



Kingsley Paddocks, Kingshill Lane, Compton Martin, Bristol, BS40



# Kingsley Paddocks, Kingshill Lane, Compton Martin, Bristol, BS40 6NJ

- Detached Stunning Country Residence
- Outstanding Panoramic Views
- Private Location
- Secondary Residence
- Private Driveway With Electric Gates
- Open Plan Flexible Living Areas
- Single Storey Living
- Seven Bedrooms and Six Bathrooms
- Great Air BNB Potential
- Beautifully Maintained Grounds



## Introducing Kingsley Paddocks!

Kingsley Paddocks is in an absolutely stunning location and is a fabulous country residence with stylish and thoughtful design, nestled in an elevated and unrivalled position offering far-reaching views of Chew Valley Lake and the Mendip Hills.

Upon entering this very private retreat through electronic gates, a tree-lined driveway leads to the property surrounded by large mature grounds. This home is single-storey and offers flexible living spaces and inside a welcoming reception hall leads to the impressive kitchen and open plan living area. The kitchen boasts quality appliances and a huge island, perfect for cooking and entertaining! The dining area offers panoramic views through a vast atrium window. This open plan area provides a year-round entertaining space which seamlessly blends the indoor and outdoor areas. A versatile games room, which is also accessible from outside, can serve various purposes such as a home office, gym or playroom.

The right wing features a spacious sitting room with a fireplace together with countryside and Valley views. Additionally, there's a reception room (currently used as a bedroom) two bathrooms, and a large utility room. The left wing contains the principal bedroom suite which includes a spacious dressing area and luxury ensuite bathroom. Two additional bedrooms also have ensuite facilities.

The property includes a secondary residence which is tastefully presented with a lovely open plan layout. The modern kitchen has bi-folding doors leading to a private terrace with views of the surrounding countryside. The cosy sitting room features a fireplace and – you've guessed it - even more of those views! With three bedrooms and two well-appointed bathrooms, one of the bedrooms could easily double as an additional sitting room. The outdoor area is a standout feature, boasting a beautiful veranda space for relaxed entertaining.

Surrounding the property, the immaculate grounds provide many tranquil spots to relax with a book, your morning coffee or a chilled sundowner! To truly appreciate Kingsley Paddocks, a visit is highly recommended!



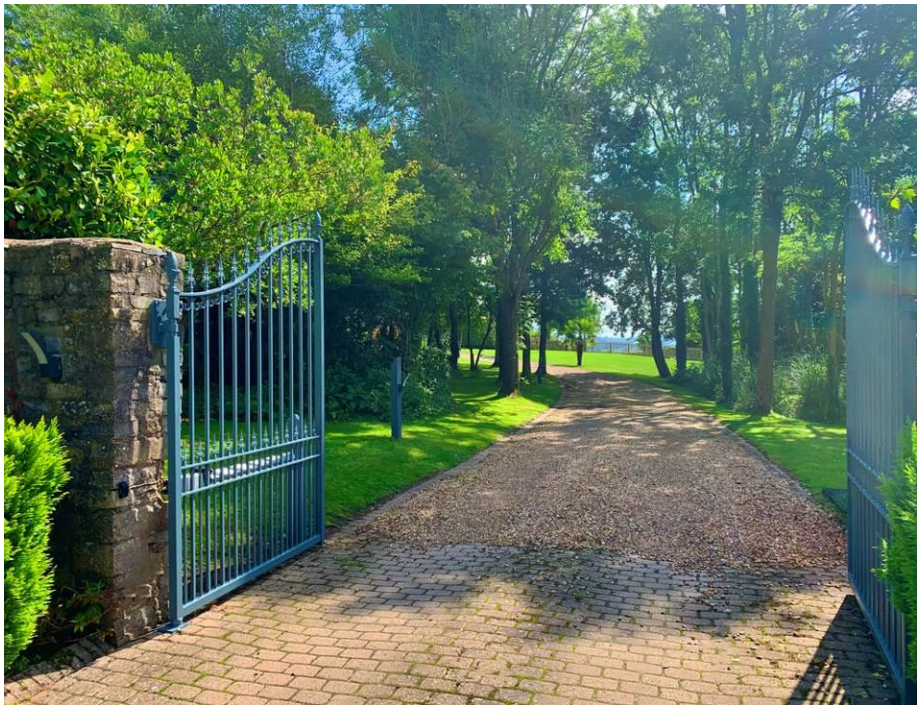


**Kingsley Paddocks** is enviably situated in an elevated position overlooking the Chew Valley Lake with hardly a property visible from the house. The village of Compton Martin lies in the heart of the beautiful Chew Valley. The centrepiece of the village is the picturesque duck-pond overlooked by the village church. Rumour has it that Kylie Minogue and Chris Martin of Coldplay have occasionally dropped in for a pint and a sing song at the very popular local Ring O'Bells Pub! The location lends itself to enthusiasts of the outdoors, with walking, horse riding and cycling at good reach, amongst many other pastimes. It is only a short distance to the Chew Valley villages of West Harptree and Chew Stoke both with great amenities. It is perfectly placed for commuting to both Bristol and Bath (Bristol 12 miles and Bath 15 miles). Railway stations at Bristol Temple Meads and Bath Spa with trains to London and beyond via the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.











## ROOM DIMENSIONS

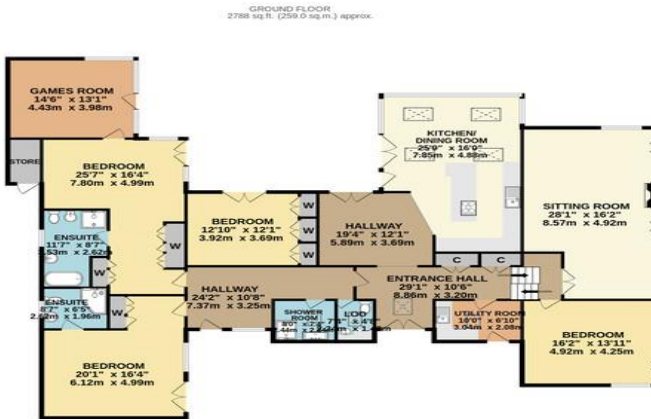
### Main House

Entrance Hall 29'22" X 10'2"  
 Hallway 19'04" X 12'2"  
 Hallway (Left Side) 24'4" X 10'8"  
 Sitting Room 16'2" X 28'1"  
 Kitchen/dining Room 16'0" X 25'9"  
 Bedroom 16'2" X 13'11"  
 Utility Room 10'0" X 6'10"  
 Loo 4'8" X 7'4"  
 Shower Room 8'0" X 7'4"  
 Bedroom 16'4" X 20'1"  
 Ensuite 8'1" X 6'5"  
 Bedroom 16'4" X 25'7"  
 Ensuite 8'1" X 11'7"  
 Games Room 13'1" X 14'6"  
 Bedroom 12'9" X 12'1"

### Annexe

Hall 4'8" X 6'6"  
 Bedroom 11'5" X 17'3"  
 Bedroom 8'3" X 16'0"  
 Kitchen/Dining Room 13'1" X 26'1"  
 Bedroom 11'9" X 12'8"  
 Sitting Room 14'4" X 15'9"  
 Ensuite 6'11" X 6'3"  
 Wooden Shed 10'11" X 13'0"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		



ANNEXE  
1392 sq.ft. (129.3 sq.m.) approx.



TOTAL FLOOR AREA : 4180 sq.ft. (388.3 sq.m.) approx.

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.  
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