



The Chase, Rectory Lane, Compton Martin, Bristol, BS40



# The Chase, Rectory Lane, Compton Martin, Bristol, BS40 6JP

- Detached Family Home
- Far Reaching Valley and Lake Views
- Stylish Open Plan Living
- Lovely Village Location
- Principal Bedroom, Luxury En-suite and Dressing Room
- Further Double Bedrooms
- Attractive Wrap Around Gardens
- Garage and Parking
- Walking Distance to Village Pub
- Countryside Walks from the Front



This oh-so-stylish home is situated in an elevated location with fabulous far-reaching views of Chew Valley and Blagdon Lakes and the surrounding countryside. It is in a great village location and within walking distance of the centre of the village.

Entering the house via an oak framed porch into a welcoming light and spacious hallway with storage and oak flooring leading to all downstairs rooms and the impressive galleried landing.

The large and impressive kitchen/dining and family room is a very versatile space enjoying the amazing views that the position affords in all directions. There is a bespoke 'Neptune' kitchen, an Aga, and a cosy wood burning stove, and the whole space is complimented with natural limestone flooring – it is a perfect space for living as well as entertaining family and friends - imagine spilling out onto the lovely decking area via the French doors on a summer's evening.

The needs of family living are fully met with a further snug/bedroom, a home office, boot room and downstairs loo to the ground floor. Upstairs the galleried landing leads to the large principal bedroom which has a large walk-in wardrobe and a newly fitted luxury en-suite bathroom. There are two further spacious double bedrooms, together with a beautifully appointed family bathroom/shower room with a free-standing bath.

Outside the gardens wrap around the house and take in the many and varied views – the 'oh wow' factor! There are lovely areas to enjoy your morning coffee or a glass of something chilled and for dining al-fresco, to make the most of the sunshine – and sunsets - all year round. There is a lawned area with mature planting, together with decking and a courtyard.

A single garage, garden store and plenty of parking complete the property.

Please do give us a call to arrange your viewing of this stunning home.





The smaller village of **Compton Martin** lies in the heart of the beautiful Chew Valley, between Chew Valley Lake and Blagdon Lake, north of the Mendip Hills. 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 village lends itself to enthusiasts of the outdoors, with walking, horse riding and cycling at good reach, amongst many other pastimes. A village Post Office offers a great convenience, with neighbouring Harptree Villages and the village of Ubley providing good schooling. The village 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.









### Ground Floor

ENTRANCE HALL 7'5" x 12'5"  
 KITCHEN/DINING/FAMILY ROOM 45'4" x 35'7"  
 SNUG/BEDROOM 11'8" x 9'3"  
 STUDY 10'10" x 7'9"  
 UTILITY ROOM 5'3" x 14'1"  
 LOO 6'8" x 5'8"

### First Floor

GALLERIED LANDING 11'7" x 12'6"  
 PRINCIPAL BEDROOM 15'5" x 16'9"  
 ENSUITE 8'8" x 11'4"  
 WALK IN WARDROBE 8'0" x 11'4"  
 BEDROOM 14'4" x 12'3"  
 BEDROOM 10'2" x 15'4"  
 BATHROOM 8'1" x 12'3"

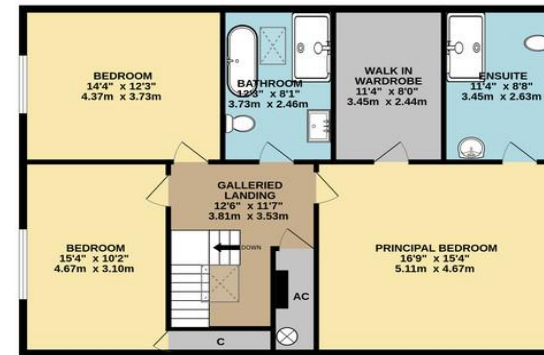
### Outside

GARAGE 14'2" X 10'2"  
 GARDEN STORE 4'0" x 10'2"

GROUND FLOOR  
 1494 sq.ft. (138.8 sq.m.) approx.



FIRST FLOOR  
 1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA : 2566 sq.ft. (238.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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