



Westover, Priest Down, Pensford, Bristol, BS39 4HS

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- Detached Country House
- Four Bedrooms and Two Bathrooms
- Two Reception Rooms
- Large Kitchen/Dining/Family Room
- Study/Fifth Bedroom
- Boot Room
- Rural Location
- Wonderful Countryside Views
- Third of an Acre Garden
- Garage & Parking

HANDSOME HOME IN RURAL LOCATION

Westover is an attractive double bay fronted detached family home dating back to the 1930's.

It is situated in the rural hamlet of Priest Down in a plot of approximately one third of an acre - choose your spot for the barbecue and the kids climbing frame - with beautiful open countryside views

The house retains period features such as ornate fireplaces, doors, picture rails and sash windows, whilst also providing modern comforts such as a contemporary kitchen, bathroom and shower room.

All rooms flow from the welcoming hallway with a beautifully traditional layout. There are two good sized sitting rooms to either side with feature fireplaces and bay windows overlooking the front garden, the second sitting room has a double aspect. The modern kitchen is to the rear of the home with a large opening to the dining/family room which has a vaulted ceiling creating an open plan feel with French doors to the garden. Leading off from the dining room is a room currently used as a study and this could equally be utilised as a fifth bedroom if required.

There is a great boot room to the side of the kitchen with access to the outside – ideal for muddy dogs and wellies when returning from country walks. The family bathroom leading from the boot room completes the ground floor.

On the first floor are three good double bedrooms and a large single all enjoying gorgeous countryside views. There is a shower room which completes the first floor. The lovely gardens are south facing with a mix of lawned areas and mature trees and shrubs as well as a wooded natural area to the far end – great for families and garden lovers alike. There is a garage which is currently used as a gym and a useful store, together with plenty of parking.

Homes like this rarely come to the market - the current owners have been here for some thirty years – please give us a call to arrange your viewing.

Priest Down is a small hamlet outside of Pensford which is a sought-after village approximately 8 miles from Bath with and approximately 7 miles south of the city of Bristol. There is a friendly community and lots of facilities to enjoy including three Public Houses, a Village Hall and a shop with a Post Office. A wider range of general stores and amenities can be found in the nearby village of Chew Magna with its super selection of shops, pubs and restaurants. The nearby Chew Valley and Blagdon Lakes are notable for their fishing, birdlife, sailing and nature study amenities, and there are plenty of countryside walks close by. The villages in the valley are all unspoilt and each have their individual charm and character. Secondary education is available at the renowned Chew Valley School and at Wellsway School in Keynsham. The M4/M5 motorways are accessible via a link road at Keynsham and Bristol International Airport is within easy reach. Westover is just 4 miles from Keynsham which offers excellent rail links via Bristol Temple Meads and Bath Spa stations.







ROOM DIMENSIONS

Ground Floor

- HALL 5'9" x 13'5"
- SITTING ROOM 11'0" x 15'7"
- FAMILY ROOM 11'0" x 16'3"
- KITCHEN 18'4" x 9'9"
- DINING ROOM 13'3" x 9'0"
- STUDY 7'2" x 9'0"
- BOOT ROOM 9'7" x 9'9"
- BATHROOM 5'7" x 9'0"

First Floor

- LANDING 5'9" x 14'1"
- BEDROOM 11'0" x 13'5"
- BEDROOM 11'1" x 6'8"
- BEDROOM 13'3" x 6'6"
- BEDROOM 14'4" x 10'0"
- SHOWER ROOM 11'0" x 6'9"

Outside

- GARAGE (currently used as a gym) 9'10" x 15'5"
- STORE 3'8" x 7'8"



GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.



FIRST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1662 sq.ft. (154.5 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 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		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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