



2 Hazel Barrow, Compton Martin, Bristol, BS40 6JX

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- Large Detached Family Home
- Sought After Village Location
- Four Bedrooms, Three with Ensuite Bathrooms
- Sitting Room with Feature Fireplace
- Two Further Reception Rooms
- Large Kitchen/Breakfast Room
- Study
- Double Garage and Studio
- Garden and Parking
- Lovely Walks from your Doorstep



This stylish and deceptively spacious home is beautifully presented throughout and has such a lot to offer. It is set in a prime location in the middle of Compton Martin at the foot of the Mendips.

From the front of the house, enter into the spacious, light and bright hallway from which all rooms flow really well. Leading directly from the entrance hall, via double doors enter into the beautiful sitting room with a cosy minster-style stone fireplace and from here, again via glazed double doors, into the large garden room to the rear. This is a recent addition and adds to the flexibility of this lovely home with views over the garden to the rear - perfect for spilling out onto the garden for a barbecue.

From here head into the beautifully fitted kitchen/breakfast room which has plenty of stylish kitchen cabinets, together with a central island and lots of space for dining for the whole family and for entertaining.

There is a further family room – currently used as a playroom - a useful study and essential downstairs loo which complete this floor. Heading from the entrance hall to the first floor you will find four excellent size bedrooms, the principal of which has fitted wardrobes/dressing area and a modern ensuite, two further large doubles also have their own ensuites and an additional bedroom and family bathroom. Again, all rooms are light and bright and with views to the garden and village.

Outside there is plenty of parking and a double garage – one side of which has been converted into a bonus space – but which can revert to use as a garage if required. There is also a separate purpose-built garden studio sitting to the rear of the garage and overlooking the garden. The garden is laid to lawn and borders with an outside kitchen and decked area – al-fresco dining at its best!

Please do give us a call to view this fantastic home – it really needs to be viewed to appreciate everything it has to offer.



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

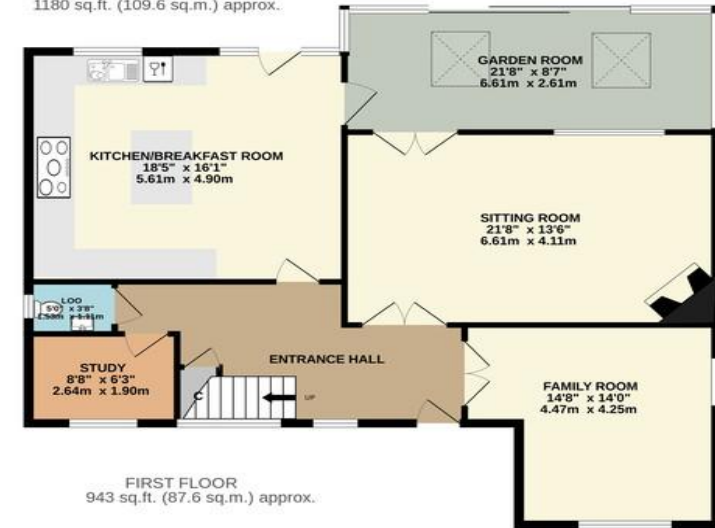
ENTRANCE HALL 20'5" x 10'7"
 SITTING ROOM 21'8" x 13'6"
 GARDEN ROOM 21'8" x 9'8"
 KITCHEN/BREAKFAST ROOM 18'5" x 16'0"
 FAMILY ROOM 14'8" x 14'0"
 STUDY 8'8" x 6'4"
 LOO 5'0" x 3'8"

First Floor

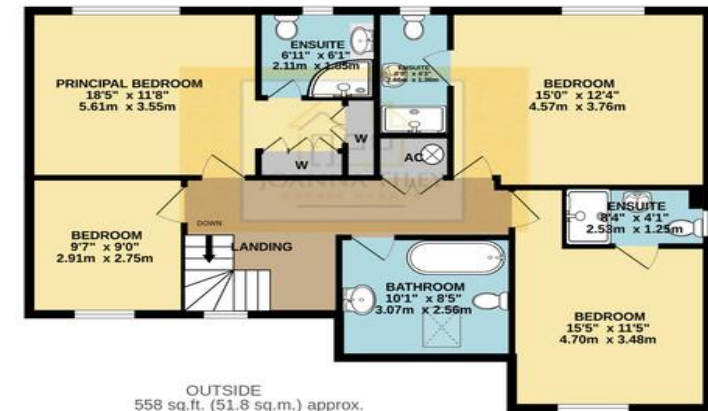
LANDING 19'6" x 9'7"
 PRINCIPAL BEDROOM 13'4" x 11'8"
 ENSUITE 6'9" x 6'0"
 BEDROOM 15'0" x 12'4"
 ENSUITE 4'3" x 8'9"
 BEDROOM 11'5" x 15'5"
 ENSUITE 8'4" x 4'1"
 BEDROOM 9'0" x 9'7"
 BATHROOM 10'0" x 8'5"
 Outside
 GARAGE 8'8" x 18'4"
 BONUS ROOM 9'10" x 17'5"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1180 sq.ft. (109.6 sq.m.) approx.



FIRST FLOOR
943 sq.ft. (87.6 sq.m.) approx.



OUTSIDE
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 2680 sq.ft. (249.0 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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