



The Hollies, Pensford Hill, Pensford, Bristol, BS39 4AA

- Period Residence Circa 3,535 Sq. Ft
- Desirable Village Location
- Three Elegant Reception Rooms with Original Period Features
- Spacious Kitchen Ideal for Family Living
- Generous Utility Room and Cellar for Ample Storage
- Five Well-Proportioned Double Bedrooms
- Modern Family Bathroom and Downstairs Shower Room
- Expansive Garden with Mature Fruit Trees and Direct Access to the River Chew
- Private Garage and Driveway Parking
- Stunning River and Countryside Views

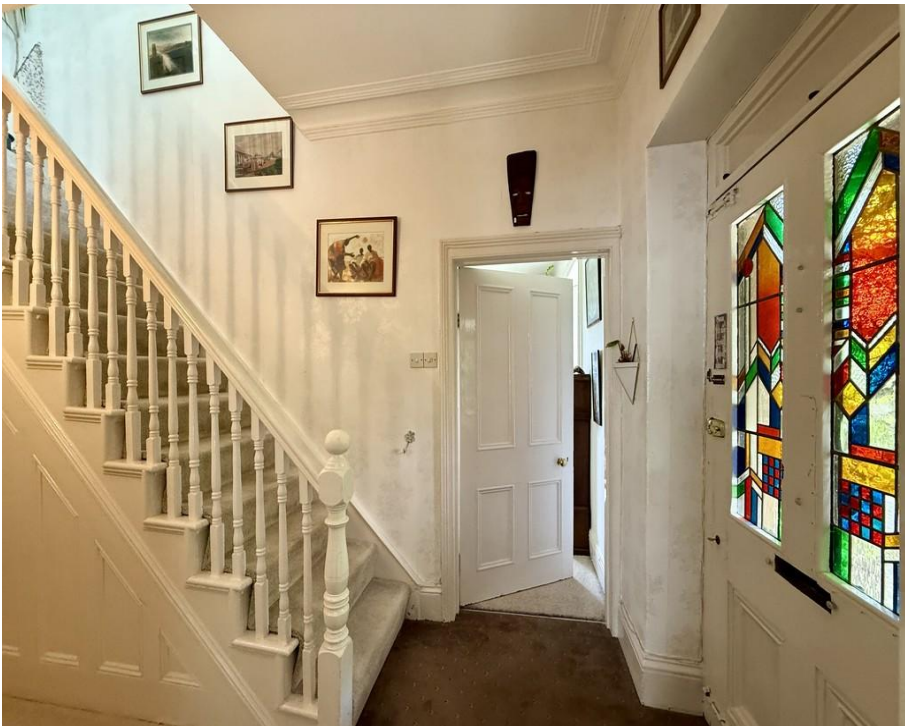


Situated in the charming village of Pensford, this impressive residence beautifully combines historic character with modern family living. The property welcomes you through a striking stained-glass front door into a spacious entrance hall.

The layout flows effortlessly into two elegant reception rooms-a cosy sitting room and a formal dining room-perfect for both relaxing and entertaining. At the heart of the home, through a Pilkington glass door, lies a generous open-plan kitchen designed with family and gatherings in mind. The adjoining family room, once a bakery, retains original features and period charm. A large utility room and shower room provide convenient access to the conservatory, garage, parking area, and cellar.

Upstairs, five generously sized double bedrooms feature high ceilings. There is a family bathroom with a bath and separate shower, a separate WC, and an additional loft room.

Outside, the enchanting multi-level garden is filled with mature planting, fruit trees, and multiple seating areas. A wooden pontoon overlooks the River Chew, while the spacious lawn, framed by stunning countryside views, creates the perfect backdrop for outdoor entertaining and peaceful relaxation.



The sought-after village **Pensford** is situated on the edge of the Chew Valley and is well known for walking with the river Chew running through the heart of the village. It is approximately 8 miles from Bath with and approximately 6 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





ROOM DIMENSIONS

Basement

CELLER 14'1" x 14'0"

Ground Floor

ENTRANCE HALL 6'1" x 15'0"

DINING ROOM 12'1" x 15'0"

SITTING ROOM 12'1" x 15'0"

FAMILY ROOM 13'0" x 22'0"

KITCHEN 20'0" x 13'1"

LOBBY 5'1" x 4'1"

SHOWER ROOM 5'1" x 4'1"

UTILITY 13'0" x 11'0"

CONSERVATORY 13'1" x 17'1"

First Floor

BEDROOM 13'1" x 13'1"

BEDROOM 12'0" x 15'0"

BEDROOM 14'10" x 11'1"

BEDROOM 12'0" x 11'1"

BEDROOM 12'1" x 10'11"

BATHROOM 14'1" x 12'10"

LOO 6'1" x 3'8"

Second Floor

LOFT ROOM 22'1" x 23'11"

Outside

GARAGE 30'2" X 16'0"



TOTAL FLOOR AREA : 3535 sq.ft. (328.4 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		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	38 F	
1-20	G		