

TELEPHONE 01225 904999



Compton Martin  
BS40

 Peter Greateorex





A detached country home  
with flexible living space

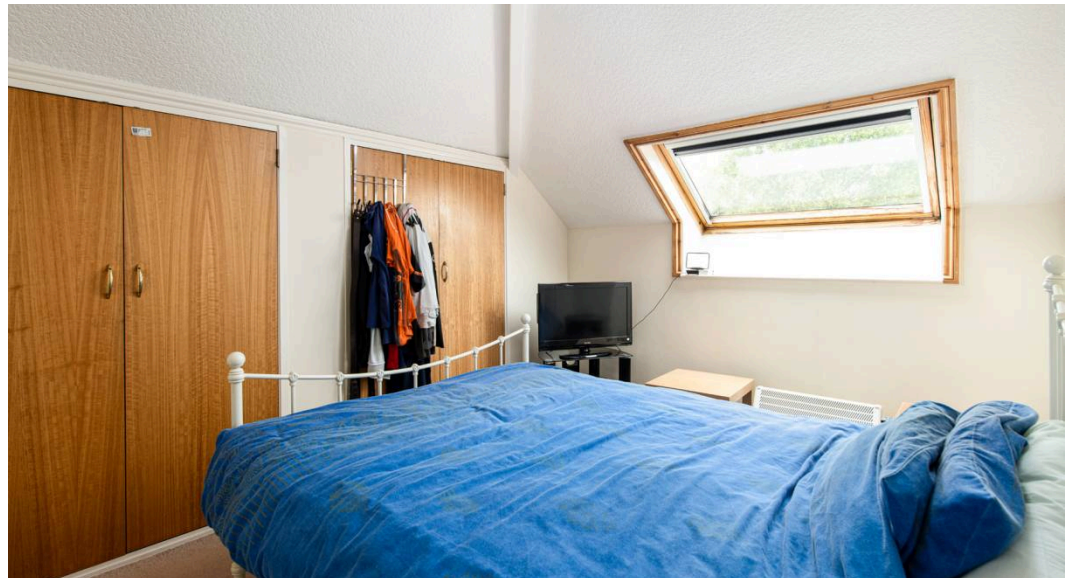
offers in excess of  
£650,000



## Overview

Tucked away on the fringes of the sought-after village of Compton Martin, this charming spacious detached country home offers a rare opportunity to enjoy tranquil living in the heart of the breathtaking Chew Valley, with sweeping views across open countryside, Chew Valley Lake, and the rolling Mendip Hills beyond.

- A detached spacious country house ideal for multi-generational living
- Generously proportioned interiors allow for comfortable shared living while preserving privacy.
- Built in 1953 with later additions providing updated amenities and increased living space.
- 3 bedrooms, 3 receptions, conservatory, 2 kitchens & 2 bath/shower rooms on ground floor
- Bedroom, reception room and bathroom on first floor
- Three garages and workshop
- Potential 'granny flat' Ideal for large or extended families seeking a rural retreat with room to grow or older dependants
- Well maintained gardens, perfect for outdoor entertaining with flowerbeds, trees and lawn
- Scope for modernisation











## Delightful landscaped garden

Carefully designed with a mix of mature trees, flower beds, and open lawns.

A paved pathway leads around the delightful, private, landscaped gardens, which have been well maintained and boast a wide range of flowers, shrubs, fruit bushes and trees, with lawned areas, a veg patch, greenhouse and garden shed.

The tarmac driveway leads to three spacious garages with power, lighting and electronic doors and extensive workshop/storage space.



## Location

Bickfield Lodge lies just outside the quintessential Somerset village of Compton Martin, with pond, village hall, church, the popular Ring o' Bells pub and a thriving village community.

The nearby village of West Harptree offers everyday amenities including a general store, post office, pub, and church, with further shops in Chew Magna just 4 miles away. Local schooling options include Ubley Primary, Chew Valley Secondary, with several private schools in Wells, Bristol, and Bath. Outdoor enthusiasts can enjoy sailing and walking at Chew Valley and Blagdon Lakes. Bristol Airport is only 8 miles away, with easy M5 access via Junction 21.

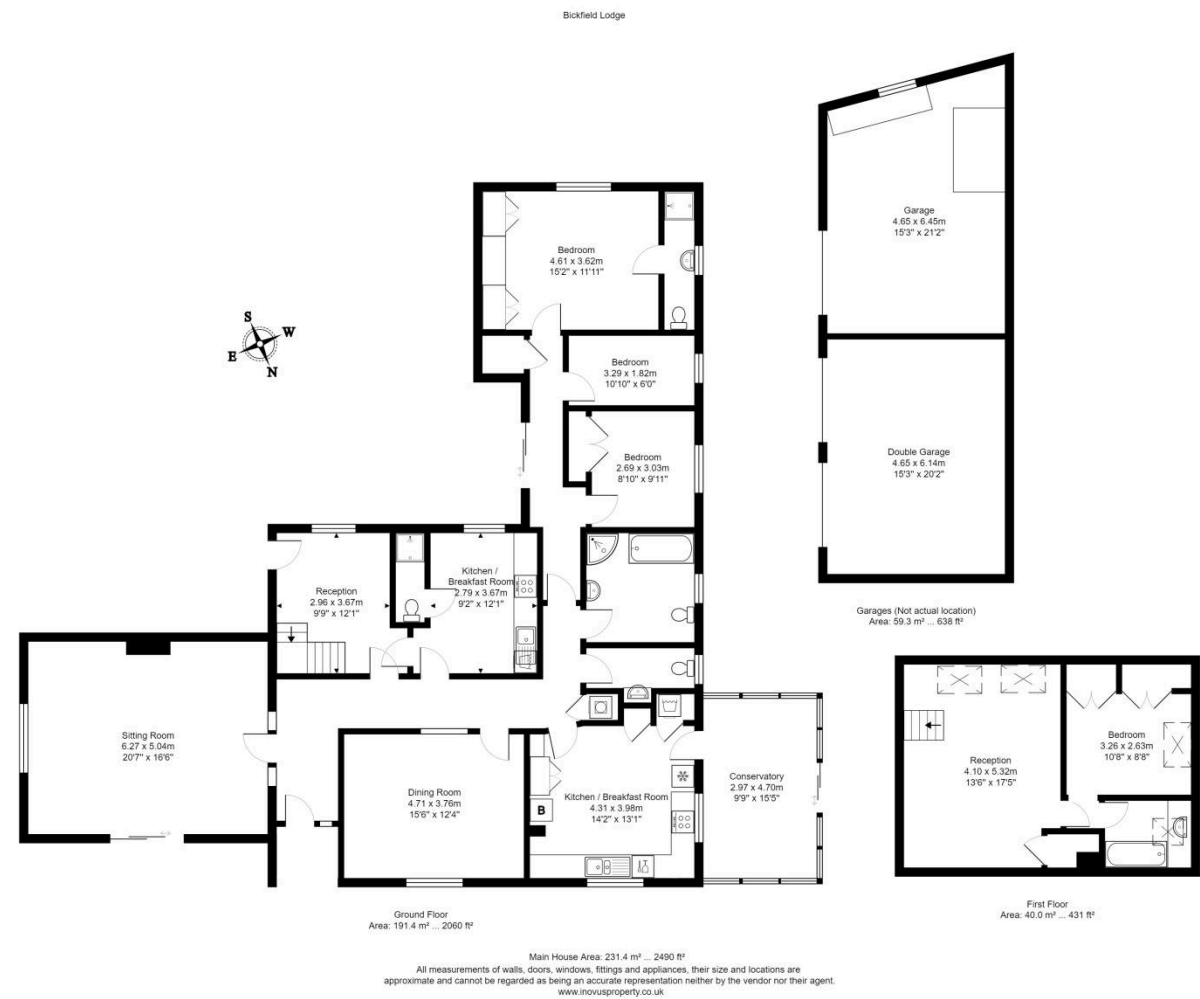
### KEY FACTS

- Freehold
- Council : Bath & North East Somerset Band G
- Mains water and electricity
- Oil central heating - Worcester boiler
- Private drainage
- Double glazed throughout
- Ample private off-street and private parking
- OFFERED WITH NO ONWARD CHAIN





Floorplan



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Greatorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F	30 F	
1-20	G		



For more information please  
get in touch with our team

PETER GREATOREX

TELEPHONE 01225 904999

INFO@PETERGREATOREX.CO.UK

4 QUEEN STREET, BATH, BA1 1HE



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extraordinary.



The Apartment Company.Co.uk Limited Registered Office:  
The Orchard High Street Blagdon BS40 7TQ Company registration number:  
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