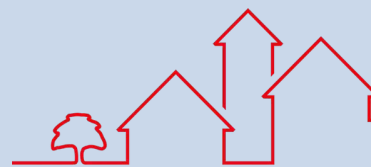




Bracken Chelvey Batch, Brockley

Guide Price **£1,375,000**



Parker's

Estate Agents & Property Lettings



Bracken Chelvey Batch

Brockley, Bristol

A stunning example of a sympathetically and well designed extended 4 bedroom family home on the highly sought-after Chelvey Batch at the southern flank of Backwell. Finished to the highest standard with exceptional uninterrupted views of the valley across to Clevedon and the Welsh hills beyond. The kitchen is fitted with a range of modern timber wall and base units with feature island and granite worktops. There are four double bedrooms and well appointed bathrooms.

The master bedroom with fabulous en-suite. The stunning spacious wrap around gardens with segregated lawn and patio areas boasts mature shrubs and trees offering seclusion and privacy. There is a driveway for multiple vehicles accessed via a timber 5 bar gate.

Bracken Chelvey Batch

Brockley, Bristol

Chelvey Batch in Backwell, a charming countryside locale, offers a peaceful retreat with stunning natural beauty. Surrounded by picturesque landscapes and quaint villages, it's an ideal escape from the hustle and bustle. Enjoy scenic walks, explore historic sites, and relish the tranquillity of this idyllic haven. Additionally, the area boasts delightful local shops and welcoming pubs in both Backwell and Nailsea, providing convenient amenities and opportunities for socializing. Moreover, its proximity to Backwell and Nailsea ensures that you can easily access their offerings, with Backwell only a few minutes away and Nailsea within a short drive. For those travelling further, Bristol Airport is also conveniently nearby, offering effortless connections to various destinations.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Entrance Porch

6' 3" x 6' 1" (1.91m x 1.85m)

Hallway

24' 3" x 7' 10" (7.39m x 2.39m)

Kitchen/Diner

32' 9" x 16' 1" (9.98m x 4.90m)

Utility Room

5' 11" x 4' 11" (1.80m x 1.50m)

WC

Lounge

18' 8" x 14' 5" (5.69m x 4.39m)

Sun Room

16' 10" x 13' 0" (5.13m x 3.96m)





Bedroom 1

17' 11" x 13' 10" (5.46m x 4.22m)

En-Suite

10' 6" x 6' 4" (3.20m x 1.93m)

Bedroom 4

13' 11" x 11' 4" (4.24m x 3.45m)

Bathroom

9' 1" x 6' 9" (2.77m x 2.06m)

Stairs to lower level

Bedroom 2

12' 0" x 11' 4" (3.66m x 3.45m)

Bathroom (to bedroom 2)

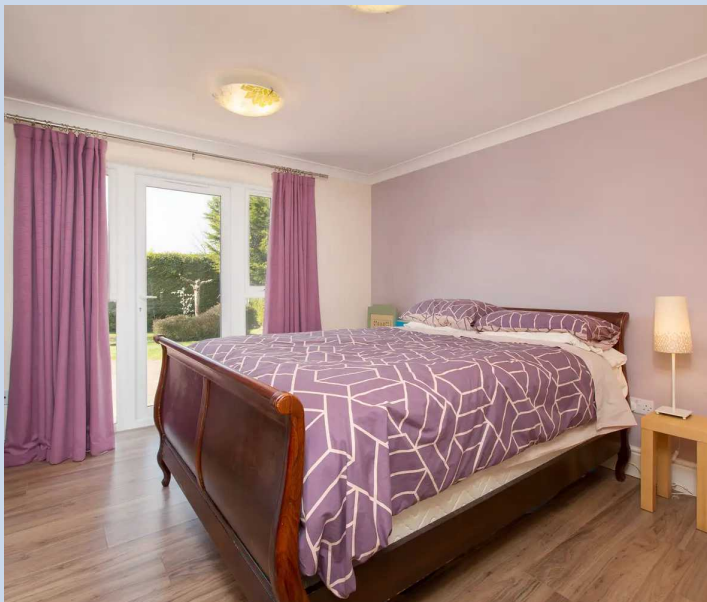
8' 1" x 7' 9" (2.46m x 2.36m)

Bedroom 3

12' 1" x 11' 5" (3.68m x 3.48m)

Bathroom (to bedroom 3)

7' 9" x 7' 4" (2.36m x 2.24m)





GARDEN

Stunning spacious wrap around gardens with segregated lawn and patio areas. Mature shrubs and trees offering seclusion and privacy. Stunning expansive panoramic views across the valley to Clevedon and the Welsh hills beyond. Shed containing water holding tank and pump (offering superior pressure). Driveway for multiple vehicles accessed via a timber 5 bar gate.

GARAGE

Double Garage

An over-sized double garage with electric roller doors. Power and light.

ON DRIVE

4 Parking Spaces

Driveway for multiple vehicles accessed via a timber 5 bar gate.



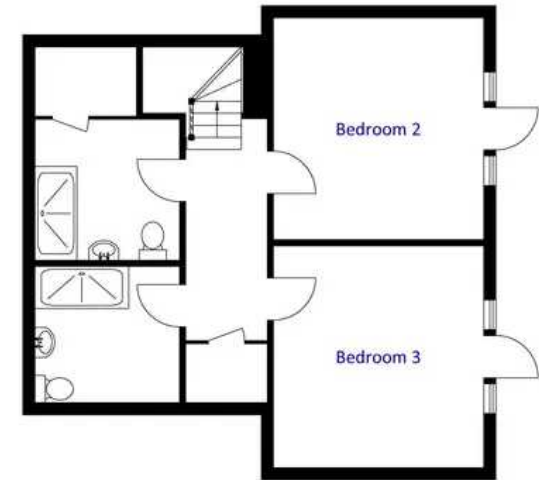


Bracken, Chelvey Batch

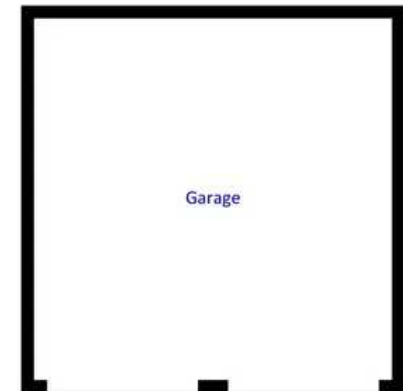
Approx. Gross Internal Area
2913.20 Sq.Ft - 270.60 Sq.M
(Total Area Includes Garage)



Ground Floor



Lower Ground Floor



Garage

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Parker's Estate Agents

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