



**COUNTRY**  
PROPERTY



**Westbrook**

Abson

**£895,000**



# Westbrook, Abson Road

Abson, Wick, BS30 5TT

Nestled in the heart of the countryside, this stunning 4-bedroom detached house is a dream retreat for those seeking peace and tranquility set in its own generous plot of about 0.25 acre. With countryside views, the property boasts a detached annexe perfect for guests or a home office. The main house features entrance hall, sitting room, lounge, kitchen dining room with lofty beamed ceiling, 3 bedrooms, one on the ground floor, a study, and 2 bathrooms.

To the rear you'll find an enclosed south westerly facing garden, which has been lovingly planted and maintained by the current owners. The property is accessed via stylish electric opening gates and benefits from ample parking for all the family.

- Detached Property
- Countryside Views
- Detached Annexe
- 3/4 Bedrooms & Study
- 2 Bathrooms In Main House
- South Westerly Facing Rear Garden
- In About 0.25 Acre
- Energy Efficiency Rating E





# Abson

Abson is located between the villages of Pucklechurch and Wick. The village of Abson has a small village green and a church. Longwell Green and the A4174 Ring Road is a 6 minute drive away, with supermarkets, superstores and leisure complex, together with access to Bath/Keynsham and the M4/M32/M5 network. Similarly Yate and Chipping Sodbury are about 10 minutes drive with a further range of shops, pubs, restaurants and amenities.

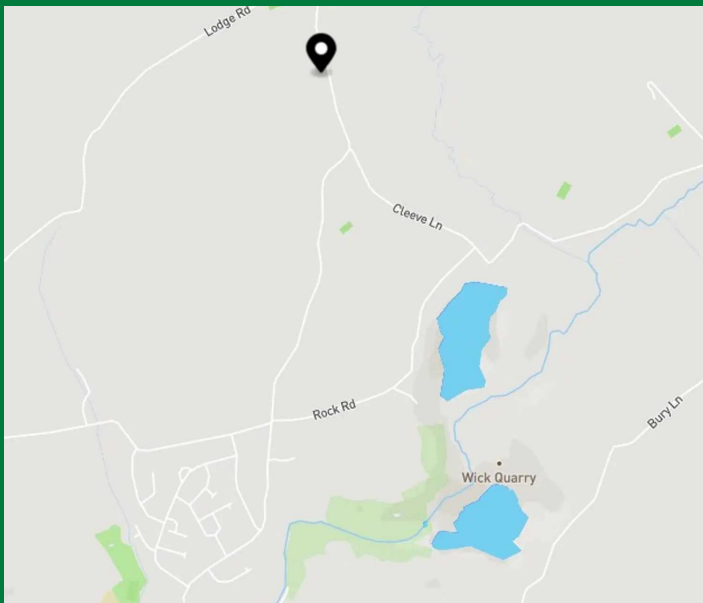
Escape to the countryside with this stunning 4-bed detached house on a .25-acre plot. Enjoy countryside views, a detached annexe, and sunset views from the south westerly facing garden. Stylish electric gates and ample parking complete this dream retreat.


Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



You can include any restrictions, conditions or limitations by amending the above information.



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

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Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

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