



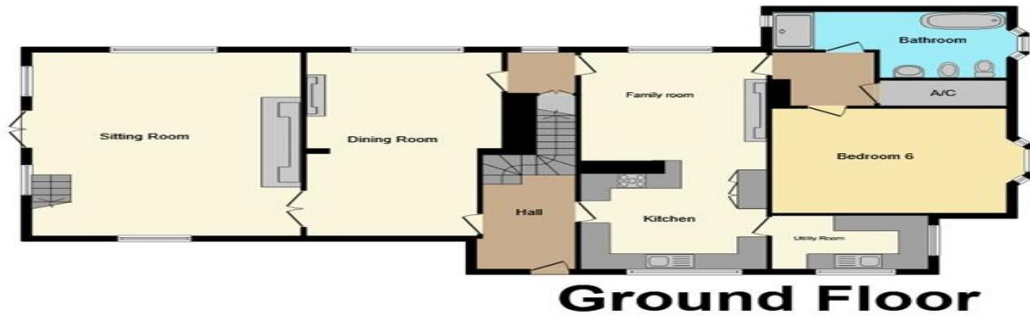
Golden Valley Lane, Bitton, Bristol, BS30 6NS

welcome to

Golden Valley Lane, Bitton, Bristol

Set in an ever popular area between Bath and Bristol, benefiting from beautifully maintained gardens and grounds extending to c 6 acres. This well planned family home offers flexible living, equestrian appeal including a range of outbuildings, also offering home working/ancillary potential.





Entrance Hall

Sitting Room

17' 8" x 23' 7" (5.38m x 7.19m)

Dining Room

22' 4" x 12' 9" (6.81m x 3.89m)

Kitchen Family Room

26' 1" x 12' 8" max (7.95m x 3.86m max)

Utility Room

10' 9" x 10' 9" (3.28m x 3.28m)

Bathroom

15' 10" x 8' 8" (4.83m x 2.64m)

Bedroom Six

11' 8" x 11' 1" (3.56m x 3.38m)

First Floor Landing

Master Bedroom

15' 4" x 14' 9" (4.67m x 4.50m)

En Suite

8' 4" x 8' 7" (2.54m x 2.62m)

Bedroom 2

16' 4" x 11' 2" (4.98m x 3.40m)

Bedroom 3

11' 5" x 12' 2" (3.48m x 3.71m)

Bedroom 4

11' 4" x 12' 3" (3.45m x 3.73m)

Bedroom 5

11' 7" x 10' (3.53m x 3.05m)

Shower Room

6' 9" x 5' 7" (2.06m x 1.70m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Golden Valley Lane, Bitton, Bristol

- Stone Built Country Home
- Circa 6 Acre Plot
- Equestrian Stables
- Heated Swimming Pool
- Six Double Bedrooms

Tenure: Freehold EPC Rating: F

£1,600,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
BAT109447 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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