



WentWorth
Estate Agents



The Batch Priest Down, Pensford, Bristol, BS39 4HS

- Detached Family Home
- Stunning Rural Setting & Views
- Three Reception Room
- Kitchen & Utility Room
- Four Double Bedrooms
- Bathroom & Shower Room
- Well Maintained Wrap Around Gardens Along With Separate Paddock, Stables & Tack Room
- Garaging & Driveway Parking
- EPC Rating - E

Price guide £795,000

Location

Publow is a small hamlet outside of Pensford which is a sought-after village approximately eight miles from Bath and approximately seven miles south of the city of Bristol, both of which benefits from a comprehensive range of cultural, leisure and business amenities along with excellent restaurants and shops. The village of Pensford benefits from a sought after primary school, public houses and a parish church. Chew Magna can be found two miles away where there is a great selection of facilities. Keynsham is also located approximately three miles from the property and offers excellent rail links which you can also find at both Bristol Temple Meads and Bath Spa Railway Stations.

Internal Description

On entering the property from the driveway you come into a porch which house the boiler. Off here is the kitchen which has a range of wall and base units with an inset sink unit, built in double oven, four ring induction hob as well as plumbing for both a washing machine and dishwasher. A cosy snug is positioned next to the kitchen with an inset dual fuel stove. A glazed door leads you to an internal hallway where there are stairs leading up to the first floor. The remainder of the accommodation on this floor is all accessed from this hall. There is a further open plan reception room which includes both the dining and living room. Both spaces boast beautiful views, whilst the living room also benefits from an open fire. This is a light and airy space where you also find the original door to the property which takes you to another porch and out to the garden.

There are three double bedrooms on this floor all of which are a lovely size. The accommodation on this floor is completed by a bathroom with panelled bath, w.c and wash hand basin as well as a shower room with walk in shower, w.c, and wash hand basin.

On the first floor you have the fourth bedroom, again a double with two velux windows. Opposite the bedroom is a door which leads you into a partially boarded loft storage space.

External Description

There is a mature, very well maintained garden that wraps around the property which is mainly laid to lawn. This is bound by fencing and mature hedging as well as having a range of aesthetically positioned flower beds and borders. In an idyllic corner of the garden is a decking area which is absolutely perfect for taking in the stunning view as well as al-fresco dining during the summer months. An undercroft with power and light is accessed from the garden and offers very good storage. You also have a block pave driveway for numerous cars leading to a double garage, again with power and light.

Across the lane from the house you have the private paddock measuring approx. 0.75 acres.. A fantastic space offering the owner flexibility of use. Here you have two stables and tack room as well as further private driveway parking.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

Tenure - Freehold

Council Tax Band - E

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

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Approximate Floor Area: 1691 sq feet, 157 sq meters



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan provided by Home Circle Property Marketing Specialists is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate, and no responsibility is taken for any error, omission or misstatement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.





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