



Grey Gables

A beautifully remodelled contemporary home occupying an elevated position above the popular village of Burrington commanding spectacular far-reaching views across the surrounding countryside. Extending to over 3,600 sq ft and set within approximately 0.46 acres, the property offers four/five bedrooms, outstanding open-plan living space, a double garage and versatile accommodation ideally suited to modern family life, multi-generational living or home working. Situated within easy reach of Bristol, the M5 and Bristol Airport, Grey Gables combines exceptional privacy, contemporary comfort and one of the finest outlooks in the area.



The property has recently been comprehensively remodelled and substantially rebuilt from its original form to create what is effectively a modern home with all the benefits of contemporary construction. High levels of insulation, modern systems, quality materials and thoughtful design features combine to deliver excellent energy efficiency and low-maintenance living.

Large areas of glazing have been carefully positioned throughout to maximise natural light and frame the remarkable views, while the generous accommodation offers flexibility for a wide variety of lifestyles. The result is a home that feels both practical and luxurious, equally suited to family life, entertaining and multi-generational occupation.





Grey Gables

Ham Link, Burrington, Bristol - BS40 7AR

Key Features

- Spectacular Elevated Position With Panoramic Countryside Views
- Approx. 3,600 Sq Ft Of Flexible Accommodation Including Double Garage
- Comprehensively Remodelled And Rebuilt Contemporary Home
- Four/Five Double Bedrooms And Three Bath/Shower Rooms
- Superb Open-Plan Kitchen, Dining And Living Space
- High Specification Kitchen With Corian Worktops And Integrated Appliances
- Ground Floor Bedroom Suite Potential For Multi-Generational Living
- Approx. 0.46 Acres Of Landscaped Gardens
- Porcelain Terrace, Hot Tub And Outdoor Entertaining Areas
- Easy Access To Bristol Airport, The M5 And Mainline Railway Services (London From 114 Mins)

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

Services: Mains water & electricity, private drainage, oil heating









The House

A welcoming entrance hall provides an attractive introduction to the property and immediately draws the eye towards the far-reaching countryside views beyond. From here, the accommodation flows naturally into the principal living spaces, all carefully designed to maximise light, space and the exceptional outlook.

The heart of the home is undoubtedly the impressive open-plan kitchen, dining and living space. Extending across the rear of the property, this superb room enjoys panoramic views through large picture windows and bi-fold doors opening onto the terrace. The kitchen is beautifully appointed with an extensive range of fitted cabinetry complemented by Corian worktops, matching splashbacks, a boiling water tap, twin ovens, induction hob, wine cooler and integrated fridge and freezer. A substantial central island provides additional preparation space and informal seating. In addition cleverly hidden behind the beautiful cabinetry is a superb full walk in pantry - fully shelved it provides excellent extra storage space.

The dining area offers ample space for entertaining and is centred around a contemporary wood-burning stove, while the adjoining sitting area enjoys a magnificent picture window framing the surrounding landscape.

A separate snug provides a more intimate reception room and benefits from French doors opening onto a balcony together with a second wood-burning stove set on a slate hearth.

The ground floor also includes a dedicated office, utility room and shower room. In addition, a substantial reception room currently used as a gym offers excellent flexibility and could readily serve as a fifth bedroom. Combined with the adjacent shower room, this arrangement creates the potential for a self-contained ground floor suite, ideally suited to multi-generational living, dependant relatives or visiting guests.

The first-floor accommodation centres around a bright landing serving four generous double bedrooms. The principal bedroom is particularly impressive, featuring vaulted ceilings, fitted wardrobes, Velux windows and a Juliet balcony positioned to enjoy the outstanding views. An en-suite shower room serves the principal bedroom, while the remaining bedrooms are complemented by a beautifully appointed family bathroom featuring a freestanding bath and separate shower enclosure.

Throughout the house, thoughtful design details, high-quality finishes and carefully positioned glazing combine to create a home that is both practical and exceptionally comfortable.





Outside

The gardens and setting are every bit as impressive as the house itself. Extending to approximately 0.46 acres, the grounds have been carefully landscaped to create a series of outdoor spaces designed to maximise enjoyment of the views and privacy.

Immediately adjoining the house is a substantial porcelain terrace, providing excellent space for outdoor dining and entertaining. Beyond lies a raised deck incorporating a wood-fired hot tub positioned to take full advantage of the stunning outlook across the valley.

Mature trees, established planting and gently sloping lawns create a wonderful sense of seclusion, while a variety of seating areas including a gorgeous deck area adjacent to the front door ensure there is always a perfect spot from which to enjoy the ever-changing scenery.

The substantial double garage provides excellent storage and parking, while the generous driveway accommodates several vehicles.



Location

The popular and convenient village of Burrington offers a primary school, church and social facilities with a more comprehensive range of shops available at the nearby villages of Churchill and Wrington. Churchill has a large, modern medical practice in the village and a handy petrol station and supermarket close by. Secondary schooling is situated in Churchill, Sidcot and Wells.

Bristol International Airport is within 5.0 miles, and central Bristol 13 miles (all approx.). There is access to the M5 within 9.0 miles (Jct 21 St George's) and mainline railway services within 7.7 miles at Yatton – Paddington from 114 mins. The surrounding countryside around offers many activities including riding, sailing, fishing and several golf courses and there are wonderful walks nearby in the Mendips Hills, an Area of Outstanding Natural Beauty.

(All distances/times approx.)





Ground Floor



Grey Gables, Ham Link, Burrington, BS40 7AR

Approximate Gross Internal Area (excluding garage and balcony) 272.1 sq m / 2928 sq ft
 Total Area (excluding balcony) 338.1 sq m / 3639 sq ft



First Floor

