



Mai Baan, High Street, Pensford, Bristol, BS39 4BQ

- Detached Village Home circa 2828sq ft
- Balcony with Views over Historic Pensford
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Utility Room and Play/Hobbie Room
- Six Double Bedrooms
- Three Bathrooms
- Landscaped Gardens
- Raised Deck
- Garage and Off-Road Parking



A truly wonderful family home, nestled in the heart of the beautiful village of Pensford, offering exceptional accommodation, flexibility and style. Built in 1999, this impressive, detached home enjoys far-reaching views of Pensford Viaduct and is just a short walk from local amenities. Thoughtfully designed, the house offers flexible accommodation arranged over three floors, including a wonderful first-floor landing space with a superb balcony. Whether you're hosting family celebrations, entertaining friends or simply enjoying a quiet evening at home, the generous living spaces adapt effortlessly to every occasion. At the heart of the home is a stunning kitchen and dining space, with patio doors opening onto the raised deck – the perfect spot for entertaining or enjoying a morning coffee. Across the generous hallway, the elegant dual-aspect sitting room features a fireplace with wood burning stove and French doors opening onto the garden. From the kitchen, a personal door leads to the garage/workshop, while steps rise to a useful playroom or hobby room, with access to the utility room. A cloakroom and cloaks cupboard complete the ground floor. Upstairs, there are six generous double bedrooms and three bathrooms, including two ensembles, creating endless possibilities for a growing family, visiting guests or working from home. On the top floor there is a lovely, fitted office. The open landing provides a wonderful additional space to relax, with double doors opening onto the balcony and its far-reaching views across Pensford and towards the viaduct. Outside, the beautifully landscaped gardens are filled with mature planting, colourful borders and inviting seating areas, creating a lovely setting in which to relax and enjoy the garden. A large garage and parking for several vehicles complete this outstanding home.



The sought-after village of Pensford is situated on the edge of the Chew Valley and is well known for its scenic riverside setting, with the River Chew running through the heart of the village. It lies approximately 8 miles from Bath and around 7 miles south of Bristol, making it well placed for access to both cities. A prominent feature of the village is the striking Pensford Viaduct, which spans the valley above the historic village centre and provides a distinctive and well-known backdrop.

Pensford has a strong sense of community and offers a good range of local amenities, including three public houses, a village hall, and a village shop with Post Office. A wider selection of shops, cafés, pubs, and restaurants can be found in nearby Chew Magna, which is only a short drive away.

The surrounding Chew Valley is renowned for its beautiful countryside, with Chew Valley Lake and Blagdon Lake both within easy reach. These provide opportunities for fishing, sailing, birdwatching, and walking, along with numerous countryside footpaths throughout the area. The wider valley villages are generally unspoilt and each offer their own character and appeal. The village is well served by education facilities, with a highly regarded primary school in Pensford itself, and secondary education available at Chew Valley School and Wellsway School in Keynsham.

Pensford is conveniently located for commuting, with access to the M4 and M5 motorway network via Keynsham. Mainline rail services are available from Bristol Temple Meads and Bath Spa, providing direct connections to London and the wider national rail network. Bristol Airport is also within easy reach, offering a range of domestic and international destinations.





ROOM DIMENSIONS

Ground Floor

ENTRANCE HALL 11'0" x 19'9"

W/C 2'10" x 5'7"

CUPBOARD 2'10" x 5'7"

SNUG/MUSIC ROOM 12'7" x 9'10"

SITTING ROOM 12'2" x 23'3"

KITCHEN 23'6" x 17'5"

First Floor

LANDING 11'9" x 19'11"

BALCONY 11'8" x 4'1"

BEDROOM 12'0" x 9'10"

ENSUITE 3'2" x 11'3"

BEDROOM 12'0" x 10'4"

BEDROOM 12'0" x 12'5"

BEDROOM 12'0" x 10'9"

BATHROOM 8'10" x 8'10"

Second Floor

LANDING/STUDY AREA 8'4" x 15'1"

BEDROOM 17'3" x 15'11"

ENSUITE 8'10" x 5'6"

BEDROOM 12'0" x 15'11"

Outside

GARAGE 15'4" x 16'3"

PLAYROOM 15'4" x 10'1"

UTILITY ROOM 15'4" x 5'5"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Joanna Tiley Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com



TOTAL FLOOR AREA : 2828 sq.ft. (262.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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