



The Orchard, Pensford
£590,000





Bedrooms: 3

Bathrooms: 1

Receptions: 2

Attention developers; This is an incredibly rare opportunity to develop two new build houses in the spacious garden of a three bedroom semi detached bungalow. The pair of new build two storey homes benefit from separate access off Police Lane allowing both the bungalow and the houses to retain a high degree of privacy

The existing bungalow is accessed off Orchard Close, a small private cul de sac with just a handful of homes set just above the village centre of Pensford. The accommodation comprises, a versatile footprint, with as many as three bedrooms, sitting room, dining room, kitchen and family bathroom. To the front of the property is a good size ornamental garden with a lovely wooded area to the side and a generous garden to rear. The rear garden for the bungalow will still be of a good size once the houses have been developed. There is a single garage in a block of two that also comes with the property.

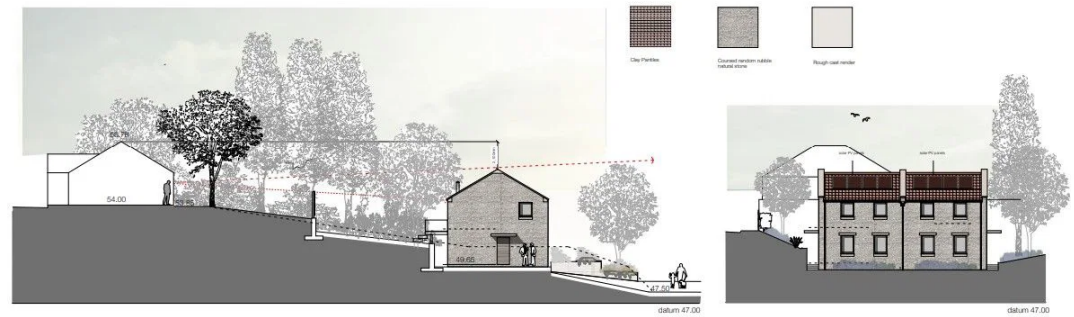


The new build homes comprise three bedrooms with an open plan living/dining/kitchen on the ground floor, two double bedrooms and a single bedroom on the first floor along with a family bathroom. Both properties benefit from two off street parking spaces along with rear gardens and side access. Full information on the planning permission can be found on Bath & North East Somerset planning portal and entering the reference number 21/05576/FUL

Situation: The sought after village of Pensford, in the county of Bath & North East Somerset, is approximately 8 miles from Bath, with its Roman origins and Georgian architecture, and approximately 7 miles south of the vibrant city of Bristol. The village itself has a post office/store, a public house, a small supermarket and a primary school. A wider range of general stores and amenities can be found in the nearby premier village of Chew Magna with its super selection of shops, pubs and restaurants. The Chew Valley and Blagdon Lakes, close by, are notable for their fishing, birdlife, sailing and nature study amenities, and there are plenty of countryside walks in the vicinity. The villages in the valley are all unspoilt and each have their individual charm and character. Secondary education is available at the renowned Chew Valley School and at Wellsway School in Keynsham. The M4/M5 motorways are accessible via a link road at Keynsham and Bristol International Airport is within easy reach.

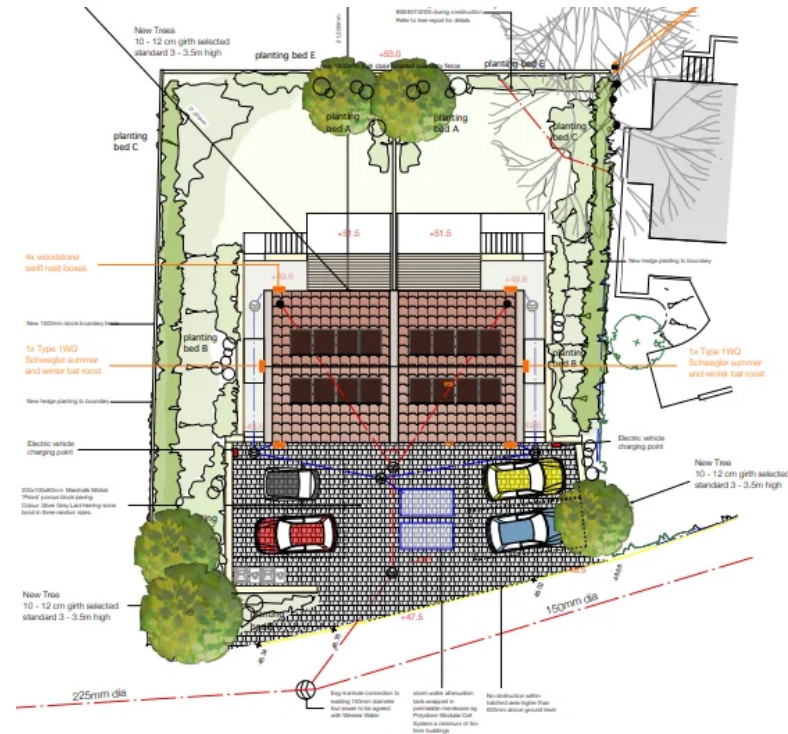
Directions: Approaching Pensford in the direction of Bristol on the A37 New Road, proceed down the hill and into the village passing the primary school on your left hand side, take the next left on Publow Lane and then first right onto the high street, proceed up the hill and after a short distance turn right onto The Orchard where the property can be found in the top right hand corner. What3words: ///culminate.goose.cocoons

Material Information: The current property operates on oil central heating. Council Tax band: E EPC Rating: E

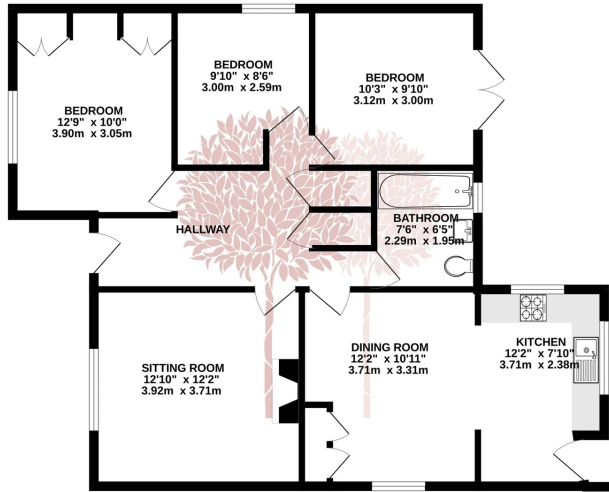


PROPOSED SIDE (NORTH) ELEVATION

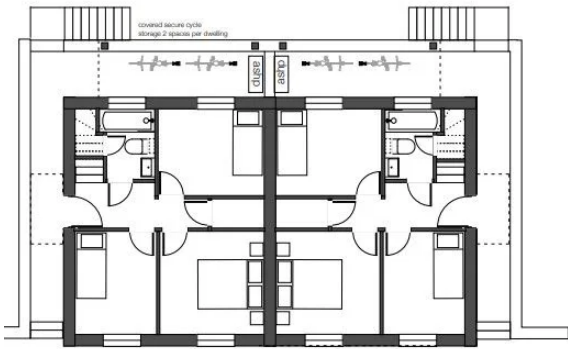
PROPOSED FRONT (WEST) ELEVATION



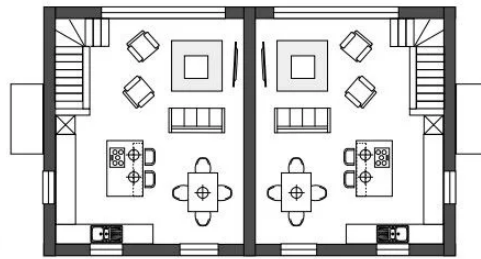
GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA: 849 sq.ft. (78.9 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, elevations, rooms and any other space are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various, systems and appliances shown hereon have not been tested and no guarantee is to be given.
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GROUND FLOOR PLAN
40sqm



FIRST FLOOR PLAN
40sqm