



3 AUBREY MEADS
BITTON
BRISTOL
BS30 6LQ

£475,000



GREGORYS
— ESTATE AGENTS —

ENJOYING A PEACEFUL POSITION WITHIN THE SOUGHT-AFTER VILLAGE OF BITTON, THIS SPACIOUS THREE-BEDROOM END TERRACE HOME OFFERS THE KIND OF LIFESTYLE THAT SO MANY FAMILIES ARE SEARCHING FOR — GENEROUS OUTSIDE SPACE, FAR REACHING COUNTRYSIDE VIEWS AND EXCELLENT FUTURE PROOFING POTENTIAL FOR THOSE WANTING TO GROW WITH THEIR HOME.

Occupying a substantial wrap around plot, the property immediately stands out for the amount of outdoor space on offer. The gardens create a fantastic setting for family life, whether it's children running around freely, summer gatherings with friends and family, or simply enjoying the open outlook and quieter pace of village living. There's a lovely sense of privacy and openness, with far reaching views adding to the overall appeal. Ample driveway parking can be found to both the front & rear aspect, whilst this unique plot lends itself to further future proofing potential (STPP) should any new owner wish to explore the possibilities.

Inside, the well-kept accommodation enjoys a sizeable yet well-balance arrangement, benefitting from generous room proportions and ample natural light throughout. The property welcomes with a central entrance hall, leading to a bright lounge that benefits from dual aspect windows. Opposite the lounge can be found a spacious dining room, finished with French doors overlooking the wrap around gardens, with an opening leading to an immaculately kept fitted kitchen. Completing the ground floor offering is a large utility area, ideal for busy family life, and a practical cloakroom WC.

Stairs lead from the entrance hall up to the spacious landing, that gives access to the entirety of the first floor accommodation. The property offers well-proportioned bedrooms, two of which being generous double rooms benefitting from fitted storage, whilst the third bedroom is a comfortable single room. Finally, completing the first floor arrangement is a contemporary three piece shower room, finished in a neutral white suite.

The location perfectly complements the home itself. Tucked away in a quieter part of the village, yet still close to local amenities, countryside walks and commuter routes, the property offers a wonderful balance between rural charm and everyday convenience. Families will also appreciate being within easy reach of the highly regarded The Meadows Primary School, one of the many reasons why Bitton continues to be such a popular choice for buyers looking to settle down and enjoy a strong sense of community.

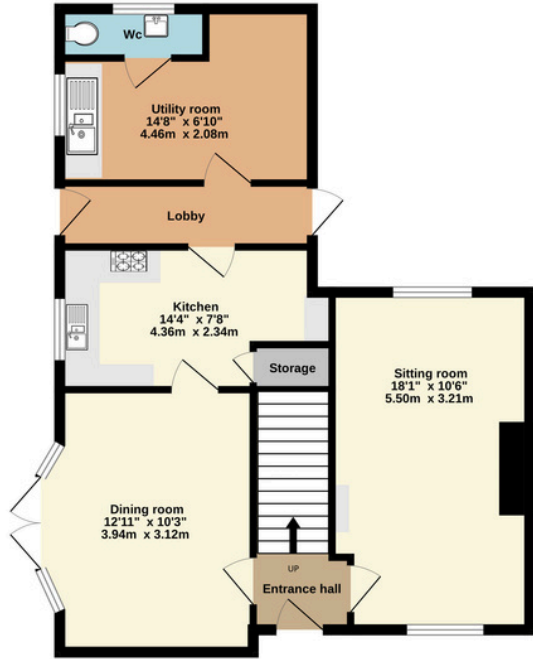
A fantastic opportunity to purchase a spacious family home with a standout plot in a peaceful village setting.



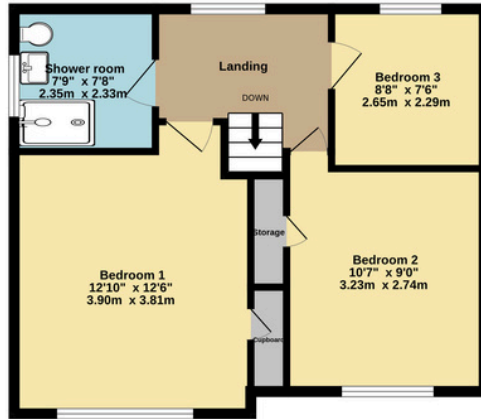




Ground Floor
674 sq.ft. (62.7 sq.m.) approx.



1st Floor
532 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1207 sq.ft. (112.1 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.
Made with Metropix ©2026

Energy performance certificate (EPC)

3 Aubrey Meads Bitton BRISTOL BS30 6LQ	Energy rating	Valid until:	25 May 2036
	D	Certificate number:	0536-6825-2600-0166-2226

Property type	Semi-detached house
Total floor area	99 square metres

Rules on letting this property

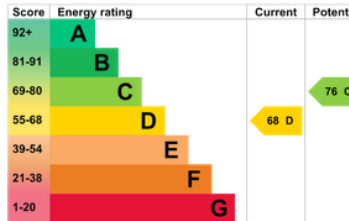
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

