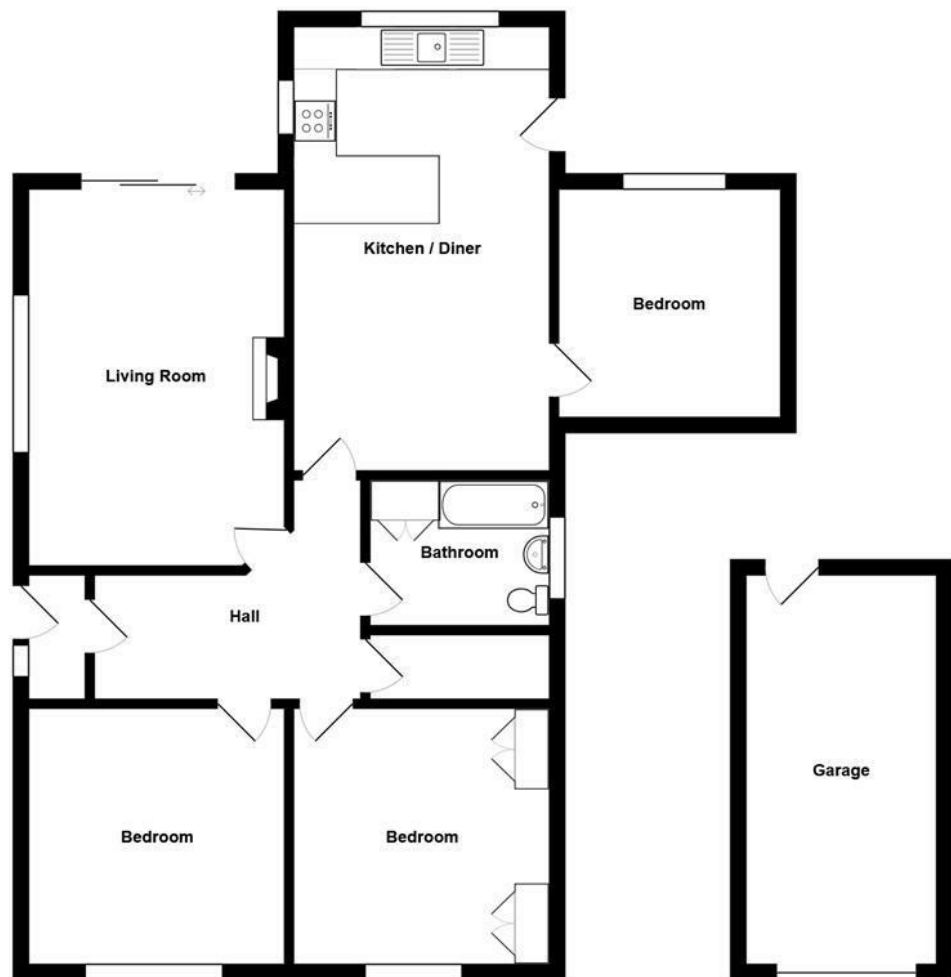


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 103.0 m² ... 1109 ft² (excluding garage)
 All measurements are approximate and for display purposes only.

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 CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
 These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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 Tel: 01225 400400 email: saltford@daviesandway.com

5 The Orchard, Pensford, Bristol, BS39 4BG



Offers In Excess Of £450,000

A splendid detached three bedroom bungalow in a quiet cul-de-sac with an exceptional garden and benefiting from far reaching views.

- Detached bungalow
- Separate garage
- Front garden and off street parking
- Cul-de-sac location
- Wonderful large rear garden
- Outstanding views
- Three double bedrooms
- Open plan kitchen dining space
- Bristol 6.8 mile Bath 10.9 miles Wells 13.9 miles



5 The Orchard, Pensford, Bristol, BS39 4BG

An exceptional opportunity to acquire a detached bungalow, discreetly positioned within a secluded cul-de-sac. The property is approached via a charming pathway, with off street parking to the front and an attractive garden setting that immediately conveys a sense of privacy and calm.

Internally, a welcoming and well proportioned hallway provides access to the majority of the accommodation. The home offers three generous double bedrooms, all served by a well appointed family bathroom. The elegant sitting room is flooded with natural light and features patio doors opening onto the rear garden framing beautiful far reaching views. The kitchen/dining room is equally impressive in scale and outlook, providing a wonderful space for both everyday living and entertaining.

The rear garden is a standout feature and has been thoughtfully arranged over two levels. The upper garden creates an ideal space for outdoor dining or quiet relaxation while enjoying the outlook, with the lower garden offering an expansive lawn perfect for gardening enthusiasts or family use.

Rarely available and coming to the market for the first time in many years, this distinguished bungalow presents a unique opportunity in a highly desirable location.

Pensford is a charming and highly regarded village set in the beautiful Chew Valley of Bath & North East Somerset, well located for access to Bristol or Bath. The village combines rich history, stunning countryside and a strong community spirit, making it an appealing place to live for those seeking rural tranquillity within easy reach of city amenities.

Designated a Conservation Area one of the village's most striking landmarks is the Victorian Pensford Viaduct a Grade II listed structure spanning the River Chew with 16 elegant stone arches. the viaduct is an iconic feature of the landscape and a visual focal point for walkers and visitors.

Despite its rural setting, Pensford offers a welcoming village atmosphere with a selection traditional pubs, a village shop with post office all serving as hubs for local life. The surrounding Chew Valley countryside provides scenic walking routes, nature spots and easy access to outdoor activities. Children within the village often attend the Chew Valley schools

Outdoor enthusiasts enjoy nearby footpaths and circular walks that weave through fields, woodlands and riverbanks, taking in the best of Somerset's gentle landscapes. The area is also close to amenities including lakes at Chew Valley and Blagdon, ideal for sailing, fishing and birdwatching.

In summary, Pensford offers a rare blend of historic charm, natural beauty and community living, perfectly placed for those who want peaceful village life while still benefiting from proximity to both Bristol and Bath.

PORCH 0.83 x 1.48 (2'8" x 4'10")

Entry via a uPVC double glazed door with a frosted side window. Ceiling light. A glass panel door with window to the side leads to

HALLWAY

A generous space from which most of the accommodation leads. Coved ceiling. Loft access. High level cupboard housing the electric consumer unit. There is a particularly useful storage cupboard measuring approximately 0.90m x 2.57m

SITTING ROOM 5.25 x 3.67 (17'2" x 12'0")

Double glazed window to the side aspect and double glazed patio doors opening onto the garden, enjoying attractive views. Two radiators. An elegant feature fireplace with tiled hearth and stone surround.

KITCHEN DINING ROOM 6.38 x 3.64 ext 3.73 (20'11" x 11'11" ext 12'2")

A double glazed window to the rear overlooks the garden and enjoys lovely views across the valley towards the Village. A charming porthole window adds character, while a double glazed door provides direct access to the garden. The kitchen is fitted with a range of base units with laminate worktops and tiled splashback, complemented by a breakfast bar that creates a natural divide between the kitchen and the dining/family area. Two glazed wall cabinets offer attractive display space. There is space for a washing machine, dishwasher, under counter fridge and electric cooker. Worcester boiler. Radiator. Coved ceiling.

BEDROOM 3.66 x 3.66 (12'0" x 12'0")

Double glazed window to the front aspect. Coved ceiling. Radiator. Built-in cupboards with louvre doors along with additional storage above the bed space.

BEDROOM 3.65 x 3.67 (11'11" x 12'0")

Double glazed window with a front aspect. Radiator. Coved ceiling.

BEDROOM 3.27 x 3.20 (10'8" x 10'5")

Double glazed window. Radiator. Coved ceiling.

BATHROOM 2.08 x 2.56 (6'9" x 8'4")

Double glazed frosted window to the side aspect. Panelled bath with electric shower over. Vanity unit with inset wash hand basin and enclosed close coupled WC. Part tiled walls. Useful airing cupboard. Radiator.

GARAGE 5.31 x 3.32 (17'5" x 10'10")

Up and over garage door with a personal door to the rear. Eaves storage. Power and lighting provided.

OUTSIDE

FRONT GARDEN

A charming front garden enclosed by a dwarf wall. A pathway leads to the front door, while to the right, a driveway provides parking for two cars and access to the garage. The garden includes a small lawn and a selection of mature plants and shrubs. Gated side access is available on both sides of the property, leading to the rear garden.

REAR GARDEN

This property truly delivers the 'wow' factor, with gardens arranged over two delightful sections and breath taking views across the valley down towards the Village. The upper garden features a charming seating area, ideal for morning coffee or relaxing with a book while enjoying the scenery and a summerhouse for quiet retreat or hobbies. Lawned areas and extensive flower beds create a peaceful, colourful setting. Pathways on either side lead down to the lower section, a generous lawned space perfect for family games, entertaining, or simply enjoying the outdoors. Mature plants and shrubs add character and garden sheds provide practical storage for tools and equipment, making this a wonderful haven for both relaxation and gardening

TENURE

Freehold but as the title is not currently registered this will need to be confirmed by your solicitor.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset

Services. Mains water and drainage. Mains electric. Oil fired central heating

Broadband. Superfast 54mps source Ofcom

Mobile phone. EE O2 Three Vodafone. All good outdoor signal. Source Ofcom

Property is located within a coal mining reporting area

