



**Robin King** | Estate Agents

**4 Green Lane, Butcombe - BS40 7US**  
**£250,000**



## 4 Green Lane

Butcombe, Bristol

Set in a desirable village location with views across open countryside, this semi-detached home offers spacious accommodation, a generous garden and exciting renovation potential. Featuring two double bedrooms, two reception rooms and a large utility room, the property presents a rare opportunity to create a wonderful home in a picturesque rural setting.

- Approx. 892 sq.ft. (82.8 sq.m.)
- Semi-detached village home
- Two double bedrooms
- Two reception rooms
- Spacious utility room
- Ground floor cloakroom
- Attractive countryside outlook
- Generous rear garden
- Scope for modernisation and improvement
- Sought-after village location
- No Onward Chain



Council Tax band: C

Tenure: Freehold

EPC: TBC

## 4 Green Lane

Butcombe, Bristol

Situated in a desirable village location and enjoying attractive views over adjoining countryside, this semi-detached two-bedroom home offers an excellent opportunity for modernisation and improvement.

The property occupies a generous plot with well-maintained gardens and benefits from spacious accommodation extending to approximately 892 sq.ft. The ground floor comprises an entrance hall, a bright dual-aspect lounge featuring a stone fireplace, a separate sitting room, kitchen, substantial utility room and ground floor cloakroom.

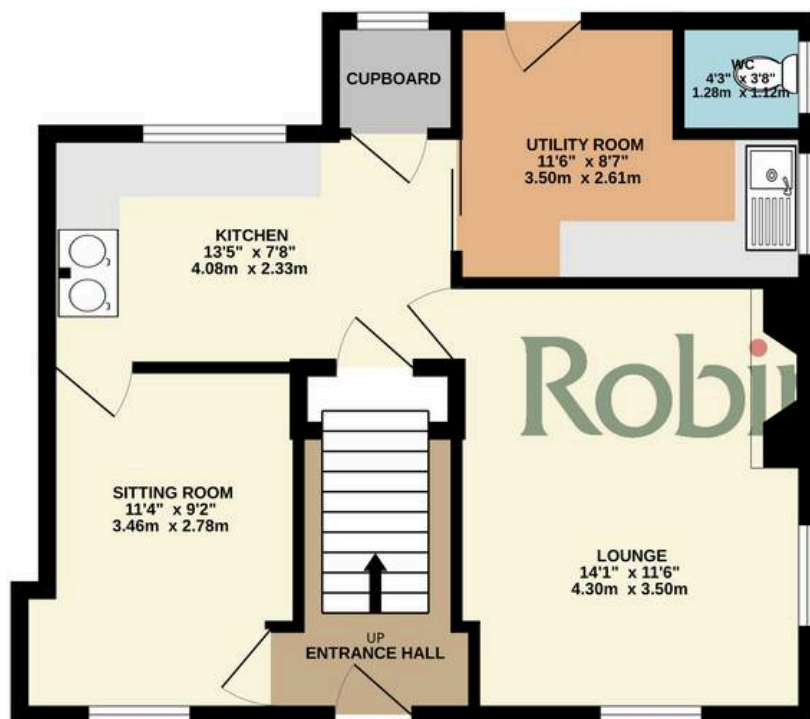
To the first floor are two well-proportioned double bedrooms and a family bathroom. While the property would benefit from updating throughout, it offers buyers the chance to create a home tailored to their own tastes and requirements.

Outside, the rear garden is predominantly laid to lawn and enjoys a pleasant outlook across neighbouring fields, creating a wonderful sense of space and countryside living. A timber pergola, greenhouse and garden shed provide excellent facilities for keen gardeners, while the established plot offers plenty of room for outdoor entertaining and family enjoyment.

Butcombe is a sought-after North Somerset village surrounded by attractive countryside and located at the foot of the Mendip Hills. Offering a peaceful rural setting, the village enjoys excellent access to Bristol, Bristol Airport and the M5, while nearby Blagdon and Congresbury provide a range of everyday amenities.



GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 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

**Robin King**

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.