



17 Mendip Villas, Compton Martin

17 Mendip Villas, Compton Martin, Bristol, BS40 6JG

- Three Bedroom Family Home
- Stunning Countryside Views
- Sitting Room with Wood Burner
- Family Dining Room
- Kitchen with Utility and Pantry
- Study
- Downstairs Loo
- Family Bathroom
- Beautiful Mature Rear Garden
- Off Road Parking

COUNTRYSIDE LIVING WITH MENDIP VIEWS

Three-bedroom family home with stunning countryside and Mendip views, offering a true countryside lifestyle and plenty of potential. Sitting room with wood burner and French doors opening onto the mature rear garden, family dining room, kitchen with utility and pantry, downstairs loo and separate study. Upstairs are three bedrooms and a family bathroom. Off road parking completes the picture. After 17 years, now ready for its next owner - viewing highly recommended

The smaller village of **Compton Martin** lies in the heart of the beautiful Chew Valley, between Chew Valley Lake and Blagdon Lake, north of the Mendip Hills. The centrepiece of the village is the picturesque duck-pond overlooked by the village church. Rumour has it that Kylie Minogue and Chris Martin of Coldplay have occasionally dropped in for a pint and a sing song at the very popular local Ring O'Bells Pub! The village lends itself to enthusiasts of the outdoors, with walking, horse riding and cycling at good reach, amongst many other pastimes.

Neighbouring Harptree Villages and the village of Ubley provide good schooling.

The village is perfectly placed for commuting to both Bristol and Bath (Bristol 12 miles and Bath 15 miles). Railway stations at Bristol Temple Meads and Bath Spa with trains to London and beyond via the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.







AWAITING EPC

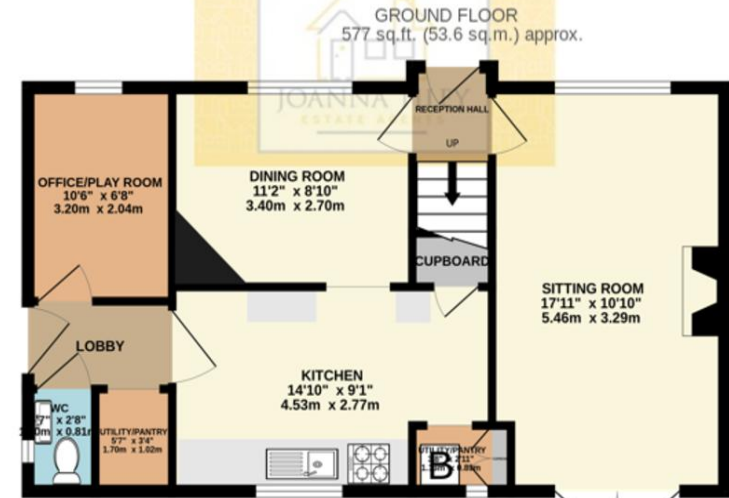
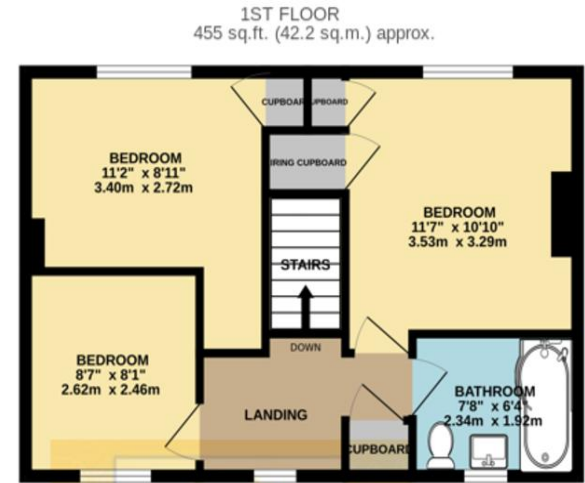
ROOM DIMENSIONS

Ground Floor

ENTRANCE HALL 3'5" x 7'5"
 SITTING ROOM 10'10" x 17'11"
 DINING ROOM 11'2" x 8'10"
 KITCHEN 14'10" x 9'1"
 UTILITY/PANTRY 3'8" x 2'11"
 LOBBY 6'8" x 3'11"
 OFFICE 6'8" x 10'6"
 WC 2'8" x 5'7"
 UTILITY/PANTRY 3'4" x 5'7"

First Floor

BEDROOM 11'2" x 8'11"
 BEDROOM 10'10" x 11'7"
 BATHROOM 7'8" x 6'4"
 BEDROOM 8'7" x 8'1"



TOTAL FLOOR AREA : 1032 sq.ft. (95.8 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.
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