



Augustine House, 16, Church Road, Bitton,  
Bristol, South Gloucestershire, BS30 6HH

£595,000

Nestled in the heart of the charming village of Bitton, this beautifully presented three-bedroom period home occupies an enviable position on the highly sought-after Church Road, within the picturesque conservation area. Combining character, charm and modern comfort, this delightful property offers an exceptional lifestyle opportunity in one of the most desirable settings. Arranged over three floors, the accommodation begins with a welcoming entrance vestibule leading into a traditional hallway. A spacious and well-appointed kitchen provides the heart of the home and flows seamlessly into a practical lean-to utility area, ideal for everyday living. The first-floor hosts two generous double bedrooms alongside a stylish contemporary family bathroom. On the second floor, a further impressive double bedroom enjoys the privacy of its own en-suite, creating a perfect principal suite or guest retreat. Throughout the home, period features blend effortlessly with modern enhancements including elegant, double-glazed sash windows, gas central heating and a charming wood-burning stove, adding warmth and character. Externally, the property continues to impress. The enclosed front garden is attractively maintained and provides a welcoming approach to the home. To the rear lies a truly special garden, generous in size and beautifully landscaped, backing directly onto open countryside and the tranquil River Boyd. The garden features multiple patio seating areas, well-kept lawns, raised flower and shrub beds, productive vegetable gardens, mature trees and a delightful summer house idyllic setting for entertaining, relaxation and outdoor dining. This superb home enjoys a prestigious and peaceful location while remaining exceptionally convenient for both Bath and Bristol city centres. Excellent transport connections are also close at hand, including Keynsham Railway Station and access to the motorway network, making this an ideal home for commuters seeking village living without compromise. Properties of this quality and location are rarely available, and early viewing is strongly recommended to fully appreciate everything this exceptional home has to offer.

### Entrance

The entrance to the property is through a composite door into the entrance vestibule.

### Entrance vestibule

3' 5" x 2' 11" (1.03m x 0.9m)

Stained glass door into the hallway, tiled flooring, dado rail.

### Entrance Hallway

Staircase to the first floor, tiled flooring, period style radiator, ornate coving door into the lounge and door into the dining room,

### Lounge

12' 5" x 12' 0" (3.78m x 3.66m)

Double glazed sash window to the front, wood burning stove in fire recess with wooden mantle over, herringbone wood flooring, ornate coving, radiator.

### Dining Room

12' 10" x 12' 4" (3.9m x 3.77m)

Sash window to the lean to, wood burning stove set in exposed brick chimney fire recess, ornate coving, picture rail, radiator, opening into the kitchen.

### Kitchen

16' 5" x 8' 10" (5m x 2.7m)

Double glazed window to the rear, range of base units with rolled edge works tops, tiled splashbacks, inset Belfast sink with mixer tap over, plumbing and space for a dishwasher, recess space for 'range' style cooker, extractor fan, under stair storage cupboard, opening into the lean-to utility area.

### Lean to Utility Area

15' 10" x 5' 10" (4.82m x 1.79m)

Double glazed window and door to the rear garden, range of wall and base units with rolled edge works surfaces, space and plumbing for a washing machine, space for an American style fridge/freezer.

### First Floor Landing

Doors into bedrooms one and two, door into the bathroom, staircase to the second floor.

### Bedroom Two

15' 6" x 11' 9" (4.73m x 3.58m)

Original sash style window to the front, period fireplace, radiator.

### Bedroom Three

12' 10" x 10' 2" (3.90m x 3.11m)

Double glazed window to the rear, period fireplace, radiator.

### Family Bathroom

Double glazed window to the rear, white suite comprising of a low-level WC, pedestal wash hand basin, roll top bath with mixer tap and shower attachment, walk in shower cubicle, heated towel rail, storage cupboard housing gas combination boiler, extractor fan, tiled splashbacks.

### Second Floor Landing

Door into bedroom three.





### Bedroom One

15' 8" x 13' 1" max (4.77m x 4m)

Two double glazed Velux windows, built in wardrobe, storage into the eaves, opening into the en suite.

### En Suite

7' 7" x 5' 11" max (2.3m x 1.8m)

Double glazed window to the rear, walk in shower cubicle, vanity unit with wash hand basin, low level WC, heated towel rail, extractor fan, tiled splashbacks.

### Front garden

The property garden is enclosed by a low boundary wall with a pathway leading to the front door, electric charging point.

### Rear Garden

There is a generous well-presented garden to the rear of the property which opens onto the River Boyd and open countryside beyond. The garden boasts several patio areas, mature flower beds, lawn areas, mature trees and shrubs and a detached garden room which overlooks the river



### Garden Room

14' 4" x 11' 4" (4.38m x 3.45m)

Wooden construction with views over the gardens and nearby river, Ideal home office or playroom with storage area to the side.

### Storeroom

11' 4" x 4' 9" (3.45m x 1.46m)

Located to the side of the garden room, ideal for storing garden furniture, lawnmowers, garden tools.



**Tenure** Freehold

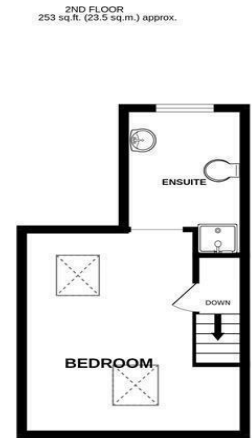
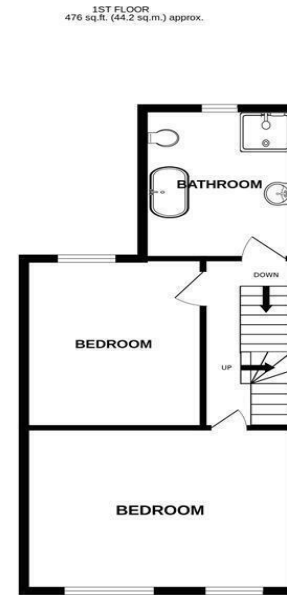
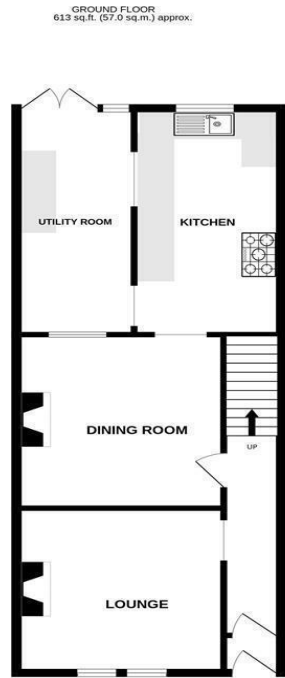
**Local Authority** South Gloucestershire

**Council Tax Band** Band D

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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



TOTAL FLOOR AREA : 1343 sq.ft. (124.7 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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For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.