



28 SOMMERVILLE WAY  
BITTON  
BRISTOL  
BS30 6AA  
OFFERS OVER £850,000

**A RARE OPPORTUNITY TO ACQUIRE ONE OF JUST FOUR 'OAK' STYLE HOMES WITHIN THE BITTON MILL DEVELOPMENT, THIS IMPRESSIVE FIVE-BEDROOM DETACHED HOUSE COMBINES AN ENVIABLE COUNTRYSIDE SETTING WITH A BEAUTIFULLY CONSIDERED MODERN INTERIOR AND THE CONVENIENCE OF BOTH BATH AND BRISTOL WITHIN EASY REACH.**

From the outset, this is a home that makes an impression. The attractive stone façade and impressive detached profile give the property a particularly distinctive presence, complemented by an established front garden and generous driveway with EV charging, providing parking for up to four vehicles. To the side sits a large double garage with motorised roller doors, offering excellent additional storage and practicality rarely found with modern family homes.

Constructed by Linden Homes circa 2020, this 'Oak' design is one of only four built within the development and offers a particularly versatile layout, thoughtfully designed around modern family life. The current owners have further enhanced the property, with several upgrades throughout and, most notably, a statement premium kitchen which was installed just last year. The result is a home that combines the benefits of a modern build with the individuality and quality normally associated with a bespoke property.

At the heart of the ground floor is the impressive kitchen/dining/family area, providing a natural hub for everyday life. The recently upgraded premium kitchen forms a stylish centrepiece, while the adjoining dining and family areas create an easy-going space for everything from relaxed family breakfasts to entertaining friends. Large windows & French doors draw in plenty of natural light and provide an attractive outlook towards the garden. Finished with a selection of premium 'Neff' appliances, bespoke joinery, and quartz worksurfaces, this statement space is sure to leave quite the impression.





For quieter moments, the separate living room offers a more traditional reception space, while a dedicated study provides an ideal home-working environment. A useful utility room and downstairs WC complete the ground floor, adding to the practicality of the layout.

Outside, the south-facing rear garden is undoubtedly one of the property's highlights. Thoughtfully landscaped and established, it provides an attractive and private setting in which to relax and entertain, with a feature gazebo/garden room creating a wonderful additional space to enjoy all year round. Whether enjoying a summer evening with friends, setting up an outdoor dining area or simply taking advantage of the southerly aspect, the garden feels like a genuine extension of the home.

The setting is equally appealing. Bitton offers a wonderful balance between village and countryside living, with open countryside, attractive walking routes and the character of the surrounding area providing a welcome escape from the pace of everyday life. At the same time, the property's position makes it particularly well suited to those commuting or travelling regularly, with Bath and Bristol both within easy reach.

For families, the nearby highly regarded Meadows Primary School is another notable benefit, while Bitton itself provides a strong sense of community alongside convenient access to local amenities and the surrounding villages.

**DISTINCTIVE IN BOTH ITS DESIGN AND POSITION, THIS IS A HOME THAT OFFERS FAR MORE THAN THE HEADLINE FIVE BEDROOMS. FROM ITS HANDSOME STONE EXTERIOR AND ESTABLISHED GARDENS TO THE RECENTLY UPGRADED PREMIUM KITCHEN, LANDSCAPED SOUTH-FACING GARDEN AND DETACHED DOUBLE GARAGE, THE PROPERTY COMBINES IMPRESSIVE FAMILY ACCOMMODATION WITH THE RELAXED LIFESTYLE THAT MAKES BITTON SUCH A SOUGHT-AFTER PLACE TO LIVE.**

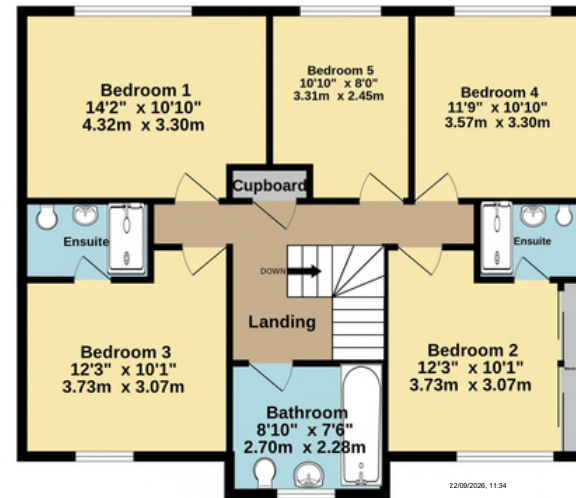




Ground Floor  
1295 sq.ft. (120.3 sq.m.) approx.



1st Floor  
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 2135 sq.ft. (198.4 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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#### Energy performance certificate (EPC)

|                                           |                           |                                              |
|-------------------------------------------|---------------------------|----------------------------------------------|
| 28, Somerville Way<br>Bristol<br>BS30 1AA | Energy rating<br><b>B</b> | Valid until: 2 February 2036                 |
|                                           |                           | Certificate number: 8700-7332-6820-4787-3206 |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 170 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 B. It has the potential to be A.

[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



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