



10 The Old Water Gardens

Blagdon, Bristol

Immaculately presented three-bedroom detached home with stylish open-plan living, private low-maintenance garden, garage and parking, in a sought-after Blagdon setting.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Superb three-bedroom detached home in sought after Blagdon location
- Approx. 1,118 sq ft in total (inc. garage)
- Stylish open-plan living/dining room
- Inset log burner with slate hearth
- Contemporary fitted kitchen with integrated appliances
- Principal bedroom with stylish en suite shower room
- Modern family bathroom
- Private, fully enclosed low-maintenance rear garden
- Covered all-weather seating area, garage and driveway parking
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)

All distances/times approx







10 The Old Water Gardens

Blagdon, Bristol

10 The Old Water Gardens is an immaculately presented three-bedroom detached home with a private enclosed garden, garage and off-street parking, set in a particularly convenient position within a quiet cul-de-sac in the popular village of Blagdon. Village amenities are within easy reach, while the surrounding Mendip Hills National Landscape provides beautiful countryside and excellent opportunities for walking and outdoor pursuits.

The house has been finished to a high standard throughout and is very much ready to move into, with a calm contemporary interior creating an attractive and welcoming home.

The entrance hall gives access to the principal ground-floor rooms. At the heart of the home is the spacious open-plan living and dining room, a bright and welcoming space with plenty of room for both comfortable seating and a dining table. An inset log burner set above a slate hearth creates an attractive focal point, while fitted shelving and storage sit neatly to either side.

French doors open directly onto the rear garden, creating an easy connection between the living space and the covered seating area outside.

The adjoining kitchen is fitted with sleek contemporary cabinetry and a good range of integrated appliances, including twin ovens, gas hob and fridge/freezer, together with space for a washer/dryer. The practical layout provides plenty of worktop and storage space while remaining open to the dining area.

Upstairs are three bedrooms. The principal bedroom has its own contemporary en suite shower room, while the remaining bedrooms are served by the stylish family bathroom. Both bathrooms have been finished in a clean, modern style with contemporary tiling and fittings.

Outside

To the front is driveway parking together with access to the integral single garage.

The rear garden is fully enclosed, very private and designed to be easy to maintain. A paved terrace immediately behind the house provides an attractive area for outdoor dining and entertaining, with a covered all-weather seating area allowing the garden to be enjoyed for much more of the year.

Beyond this is a pretty raised planted bed, adding colour and interest while keeping the overall garden pleasantly low maintenance.

Location

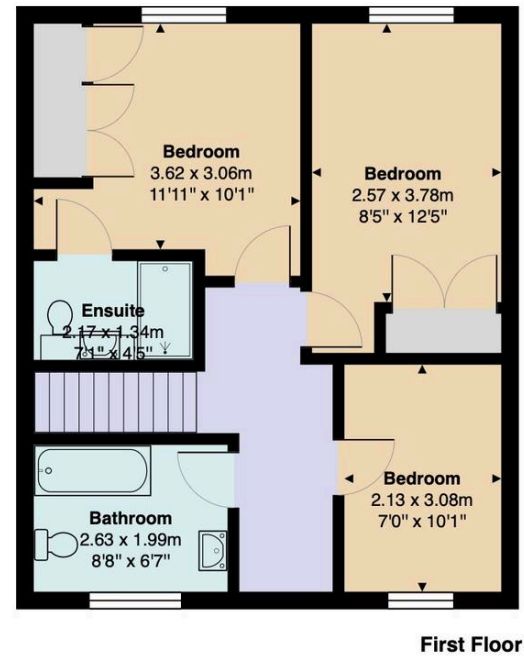
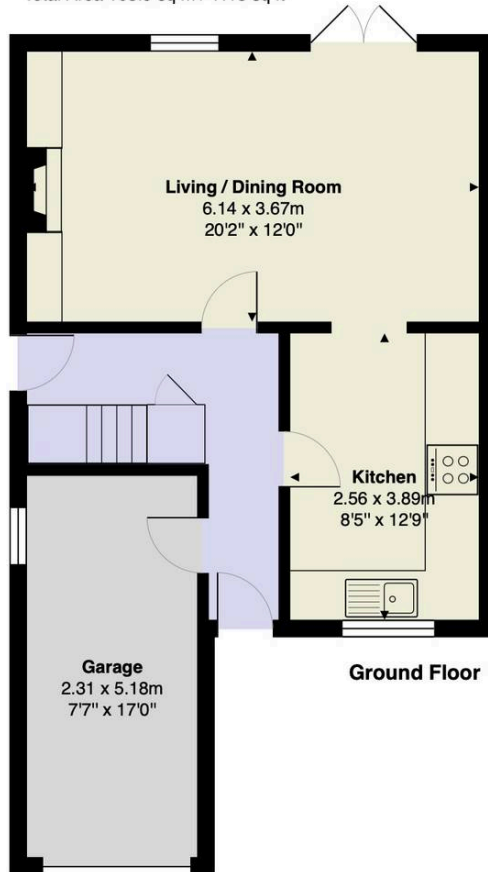
The village of Blagdon is set on the northern edge of the Mendip Hills, overlooking Blagdon Lake, famous for its trout fishing, with splendid views across the surrounding countryside. Riding, walking, fishing, sailing and dry skiing are among the activities available locally. Blagdon is a vibrant village with a good range of facilities including a recently expanded convenience store, post office, coffee shop, three pubs, parish church, village hall, Yeo Valley Organic Gardens, primary school and pre-school. Secondary education is available at nearby Churchill Academy and Sixth Form, with private schools in Bristol, Wells, Sidcot, Bath and Wraxall.



The Old Water Gardens, Blagdon, BS40 7SN

Approximate Gross Internal Area (excluding garage) 91.2 sq m / 981 sq ft

Total Area 103.9 sq m / 1118 sq ft



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.