



Silver Sedge, The Street,

## Silver Sedge, The Street, Ubley, Bristol, BS40 6PN

- Exceptional Single-Storey Living
- Generous Plot with Stunning  
Countryside Views
- Spacious Kitchen
- Sitting Room with Wood Burning Stove
- Three Further Reception Rooms
- Main Bedroom with Ensuite and  
Dressing Room
- Luxury Family Bathroom
- Garage and Parking
- No Forward Chain
- Beautiful Walks from your Doorstep



### Spacious and Stylish Single-Storey Living in the Heart of the Chew Valley

Set in the highly sought after village of Ubley, moments from the scenic beauty of Blagdon Lake, this impressive single-storey home delivers space, light and flexible living in equal measure.

Thoughtfully upgraded, the property offers a superb sense of flow, with a central hallway linking four reception rooms, ideal for modern family living, entertaining or working from home. The impressive sitting room is a standout feature, offering generous proportions, a wood-burning stove, and French doors opening directly onto the garden, while large windows throughout flood the home with natural light.

The kitchen/breakfast room is well proportioned and offers ample storage. A separate bedroom wing provides privacy, featuring a generous principal suite with garden access, dressing room and en-suite. There are further well-proportioned double bedrooms, along with a stylish family bathroom.

Outside, the property enjoys a generous level plot with beautifully maintained gardens and far-reaching countryside views. A sweeping in and out driveway, bordered by mature planting, leads to a double garage and workshop, with ample parking.

A rare opportunity to secure a spacious, flexible home in a sought-after village setting.

viewing is highly recommended!

**Ubley** is a very pretty village, well away from main roads and located between Chew Valley Lake and Blagdon Lake. It has a very active social community; the village hall hosts many social events, groups including a beer festival.

There is a Church is the centre of the village, and the area is great for dog friendly walks and hiking.

The village has an excellent Primary School, Ubley C of E Primary School. Secondary schooling is available at nearby Chew Valley School.

The village is perfectly placed for commuting to both Bristol and Bath. There is also easy access to The City of Wells which is approximately 15 minutes' drive. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and 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.





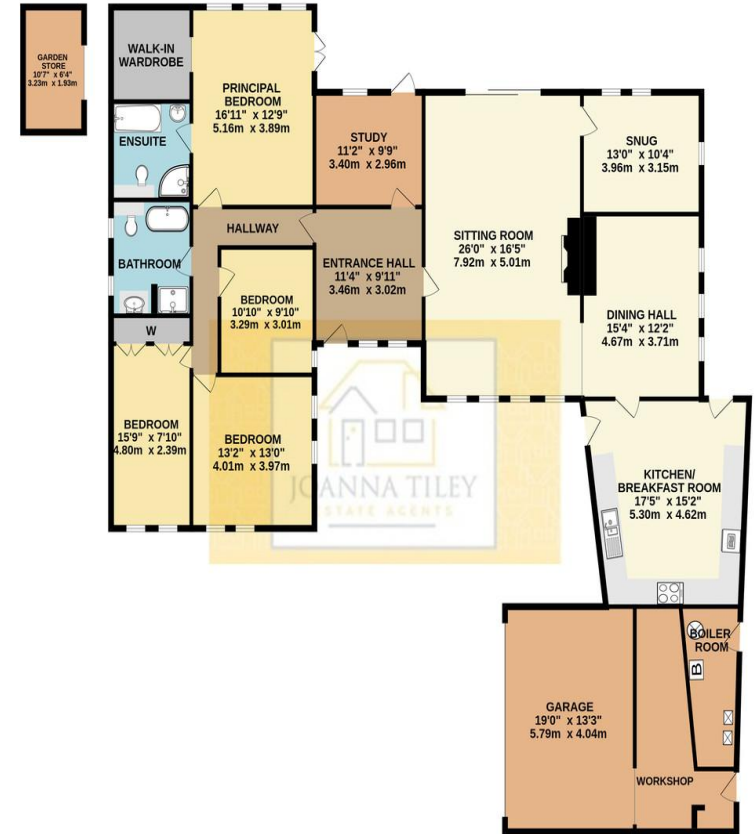
### ROOM DIMENSIONS

ENTRANCE HALL 11'4" x 9'11"  
 STUDY 11'2" X 9'9"  
 SITTING ROOM 16'5" x 26'0"  
 SNUG 13'0" x 10'4"  
 DINING HALL 12'2" x 15'4"  
 KITCHEN/BREAKFAST ROOM 17'5" x 15'2"  
 PRINCIPAL BEDROOM 12'9" x 16'11"  
 DRESSING ROOM 8'4" x 8'0"  
 ENSUITE 8'2" x 8'4"  
 BEDROOM 9'0" x 10'10"  
 BEDROOM 13'2" x 13'0"  
 BEDROOM 7'10" x 15'9"  
 BATHROOM 7'10" x 9'10"

BOILER ROOM 6'3" x 13'9"  
 WORKSHOP 5'11" x 19'3"  
 GARAGE 13'3" x 19'0"  
 GARDEN STORE 10'7" x 6'4"



GROUND FLOOR  
2708 sq.ft. (251.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A	98 A	106 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2708 sq.ft. (251.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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