



4 Fallowfield

Blagdon, Bristol

An appealing detached bungalow of quality and character, attractively situated within a small enclave of desirable homes. Set within mature landscaped gardens and enjoying outstanding views across the Chew Valley towards Blagdon Lake and the surrounding countryside, the property was originally built around 60 years ago and later extended to provide generous living and bedroom accommodation.

Council Tax band: F / Tenure: Freehold / EPC Rating: D

- Approx. 1904 sq ft of accommodation
- Detached Bungalow in Blagdon village
- Outstanding views across the Chew Valley towards Blagdon Lake
- Four bedrooms, Master bedroom with en-suite
- Two reception rooms and conservatory
- Kitchen / breakfast room with separate utility
- Established gardens with terrace and ornamental pond
- Sweeping driveway with ample parking
- Detached double garage (approx. 7m in length)
- NO ONWARD CHAIN

Blagdon is a charming and highly sought-after village set on the edge of the Chew Valley, overlooking Blagdon Lake and surrounded by beautiful countryside within the Mendip Hills Area of Outstanding Natural Beauty. The village offers a range of local amenities including a village store, post office, public houses, church and well-regarded primary school. Bristol lies approximately 12 miles to the north and is easily accessible, making the village particularly popular with commuters seeking countryside living within convenient reach of the city.







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An open recessed porch with steps leads to the front door and into an impressive central reception hall with polished parquet flooring, providing access to all rooms. The unusually generous proportions create a versatile space – previously used by the owners for hosting large dinner gatherings – and offer a scale rarely found in modern homes.

The living room is a spacious and bright reception room enjoying dual-aspect windows overlooking the gardens, with far-reaching views across the village towards Blagdon Lake and along the Chew Valley. The large sitting room features a natural stone chimney breast with a gas fireplace and raised stone hearth. Leading on from here, is a small conservatory, where the views can also be enjoyed.

A separate dining / sitting room continues the parquet flooring from the hallway and enjoys a pleasant outlook over the rear gardens. French doors open directly onto the terrace, creating an ideal space for indoor and outdoor entertaining, while an open fireplace adds further character.



The kitchen / breakfast room is fitted with a range of oak wall and base units with complementary work surfaces incorporating a sink with mixer tap. Integrated appliances include an electric hob with extractor hood above and a double oven with grill, together with space for a fridge/freezer and plumbing for a dishwasher. A window overlooks the rear garden and there is space for a breakfast table, with a door leading through to the utility / rear lobby. The utility area provides a practical workspace with fitted cupboards and work surface, together with space and plumbing for a washing machine. A door leads to a cloakroom fitted with a WC and wash hand basin.

The bedroom accommodation is arranged to one side of the property and comprises four bedrooms. The principal bedroom is a spacious double room enjoying a pleasant outlook over the garden and featuring an extensive range of fitted wardrobes and cupboards with a central bed recess and storage above, together with a matching fitted dresser unit. An en-suite shower room serves the bedroom.

Bedroom two is a good-sized double room with a window overlooking the side garden. Bedroom three is another bright double room with dual-aspect windows overlooking the garden and fitted wardrobe cupboards. Bedroom four is a well-proportioned single room with built-in wardrobe cupboard and views over the garden, and would also serve well as a study or home office if required. The family bathroom is generously sized and fitted with a panelled bath, WC, vanity unit with inset wash hand basin and a separate shower cubicle, with a large frosted window providing natural light.

A useful boiler / drying room accessed from the hallway houses the gas central heating boiler together with an airing cupboard containing the hot water cylinder, providing practical storage and drying space.

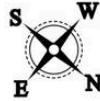
Outside

The property occupies a generous corner plot and is approached via stone pillars opening to a sweeping driveway providing ample parking and turning space, leading to a particularly spacious detached double garage with twin up-and-over doors, with power.

The gardens wrap around the bungalow and are a particular feature of the property, being mainly laid to level lawn with established borders, ornamental planting and a central pond. A paved terrace adjoining the house provides an ideal space for outdoor seating and entertaining.

Mature hedging provides a good degree of privacy, while the elevated position affords attractive views across the village towards the church and surrounding countryside.





Fallowfield, BS40

Approximate Gross Internal Area 176.9 sq m / 1904 sq ft
(excluding garage)

Total Area 212.3 sq m / 2285 sq ft



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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.