



**Dundry Lane, Dundry**  
**£850,000**



**debbie fortune**  
ESTATE AGENTS [www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)



**Bedrooms: 4**

**Bathrooms: 2**

**Receptions: 3**

The Heights is an individual, beautifully positioned detached home commanding truly breathtaking panoramic views across Bristol and beyond – a vista that is rarely available and genuinely exceptional.

Thoughtfully arranged over three levels, the property offers highly versatile accommodation, perfectly suited to modern living with a flexible layout that adapts to a variety of needs.

The main living space is a standout feature, designed to fully embrace the remarkable outlook. A spacious split-level sitting room, with a large picture window and access to a terrace, creates a wonderful sense of light and openness while seamlessly connecting indoor and outdoor living. A separate dining area also enjoys impressive far-reaching views, making it ideal for both everyday living and entertaining.

The kitchen is well-appointed with contemporary fittings and integrated appliances, while a separate utility room is discreetly positioned away from the main living space, providing practical day-to-day functionality without compromising the flow of the home.



On the lower level, the bedroom accommodation is equally impressive. The principal suite is a particular highlight, complete with a dressing room and a beautifully finished en-suite shower room. The remaining three bedrooms are all well-proportioned and benefit from fantastic views, and are served by a stylish family bathroom. A separate study on this floor provides an ideal work-from-home space.

Externally, the property continues to impress. The terraced gardens are arranged across split levels, offering a variety of areas to relax and entertain, each thoughtfully positioned to take full advantage of the spectacular outlook across the city and surrounding countryside.

To the front, there is ample off-road parking along with a generous detached double garage, further enhancing the practicality of this superb home.

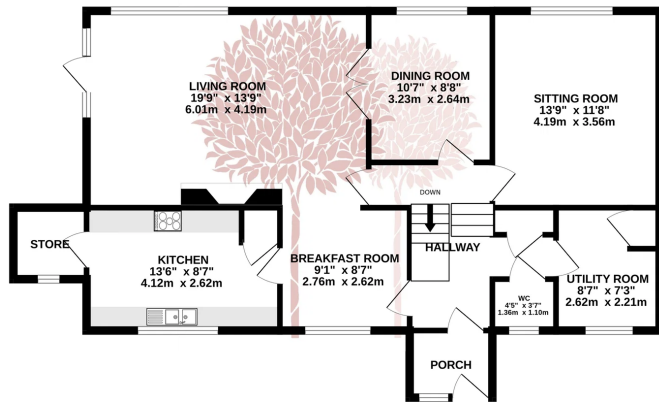
Dundry itself is a highly regarded village with a strong sense of community, conveniently positioned for access to Bristol, the Chew Valley, and the surrounding countryside.

**What we love about this property...**

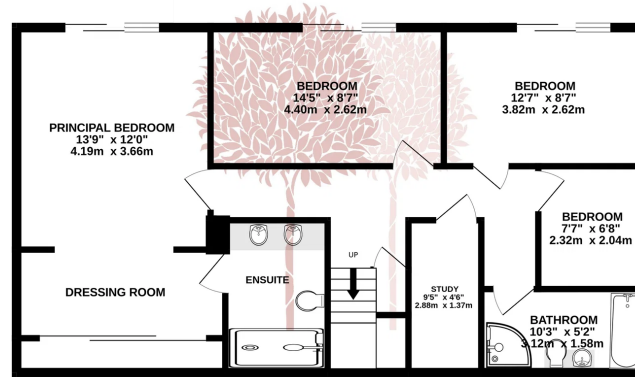
This individual detached home offers unparalleled, far-reaching views across Bristol and beyond. Its versatile, split-level accommodation and beautifully terraced gardens make it a truly exceptional residence in a coveted village location.



GROUND FLOOR  
937 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



**Situation:** Dundry is a picturesque village situated on the northern slopes of the Mendip Hills, offering an elevated position with stunning views across Bristol and the surrounding countryside. The village benefits from a strong community spirit and local amenities including a public house and a village hall. Despite its tranquil setting, Dundry is exceptionally well-connected, providing easy access to Bristol city centre, which is just a short drive away, offering extensive shopping, dining, cultural, and employment opportunities. The property is also ideally placed for exploring the beautiful Chew Valley, renowned for its reservoirs, walking trails, and charming villages. For those who commute, access to major road networks, including the A38 and M5 motorway, is convenient, linking to the wider South West and beyond. Regular public transport links connect Dundry to Bristol and surrounding areas. Bristol Airport is also within easy reach.

**Directions:** From Bristol, head south on the A38 towards Dundry. As you enter the village, continue along Dundry Lane. The property, located on Dundry Lane, will be found on your right-hand side.  
What3Words: ///burn.open.sugar

**Material Information:** This property operates on gas central heating. Council tax band: E. EPC Rating: C

