

6 AUBREY MEADS
BITTON
BRISTOL
BS30 6LQ
£500,000



GREGORYS
ESTATE AGENTS

**PRESENTED TO AN IMPECCABLE STANDARD,
BOASTING IMPRESSIVE ACCOMMODATION AND
SET WITHIN A GENEROUS PLOT, CAN BE
FOUND THIS TRULY OUTSTANDING FAMILY
HOME.**

Found within one of the village's quiet cul-de-sac's, this extended, semi detached property offers the best of both worlds. Surrounded by beautiful rolling countryside, lovely quaint walks can be enjoyed, however with Bath found only a short drive away, the easy commute for many will appeal, whether for work or simply a day out enjoying the city.

Internally the property is a far cry from its original build, with the current owners sympathetically upgrading and extending the property. The single storey rear extension not only adds the most wonderful of living spaces, but combines so well with the existing rooms, creating a layout that any family would appreciate.

Once inside the property a warm and welcoming entrance hallway greets. The perfect entrance to this impressive home, with stairs leading to the first floor and with doors leading to the kitchen and sitting room. The kitchen is truly the hub of the house. Spanning what would have been two rooms, the kitchen is not only large in size, but has been finished to an extremely high standard. Numerous built in units combine with real wood work surfaces with space for appliances. A large kitchen island sits proudly in the centre of the room, with further storage and a breakfast bar area, this kitchen is a real entertaining space.

From the kitchen a large opening leads to the rear extension, where a dining table and lounge area comfortably sits. This room is bathed in natural light via two 'Velux' windows and double glazed windows overlooking the rear garden. 'French' doors provide access out onto the rear garden. The original lounge is now a cosy sitting room. The perfect second reception room all set around the focal point of the fireplace with wood burning stove.





Completing the ground floor, a very handy utility room and cloakroom. The utility room provides space for the washing machine and tumble dryer, freeing up space in the kitchen. The cloakroom provides that secondary bathroom facility in addition to the main family bathroom found to the first floor. To this side lobby, Upvc double glazed doors can be found to both the driveway to the front aspect and then the rear garden, making for easy access from front to back as and when required.

To the first floor a spacious landing benefits a double glazed window to the front aspect, taking in the countryside views surrounding the area. All three bedrooms are generously proportioned, with the two largest rooms double in size, and positioned to the rear of the property overlooking the gardens. The third bedroom, currently the perfect 'dinosaur room' is a comfortable single room and features a cleverly designed shelving area and desk, making the most of the space. Last but certainly not least is the family bathroom. Again like the rest of the house, the bathroom has been the focus of time and investment and now presents as a wonderful family bathroom, comprising a three piece white suite.

The generous plot includes an attractive front garden, cleverly designed to create the most wonderful of entrances. A driveway laid to stone shingle provides off street parking for two vehicles. To the rear of the property, a private, south facing garden measures approximately 65ft in length and provides a wonderful space to enjoy.

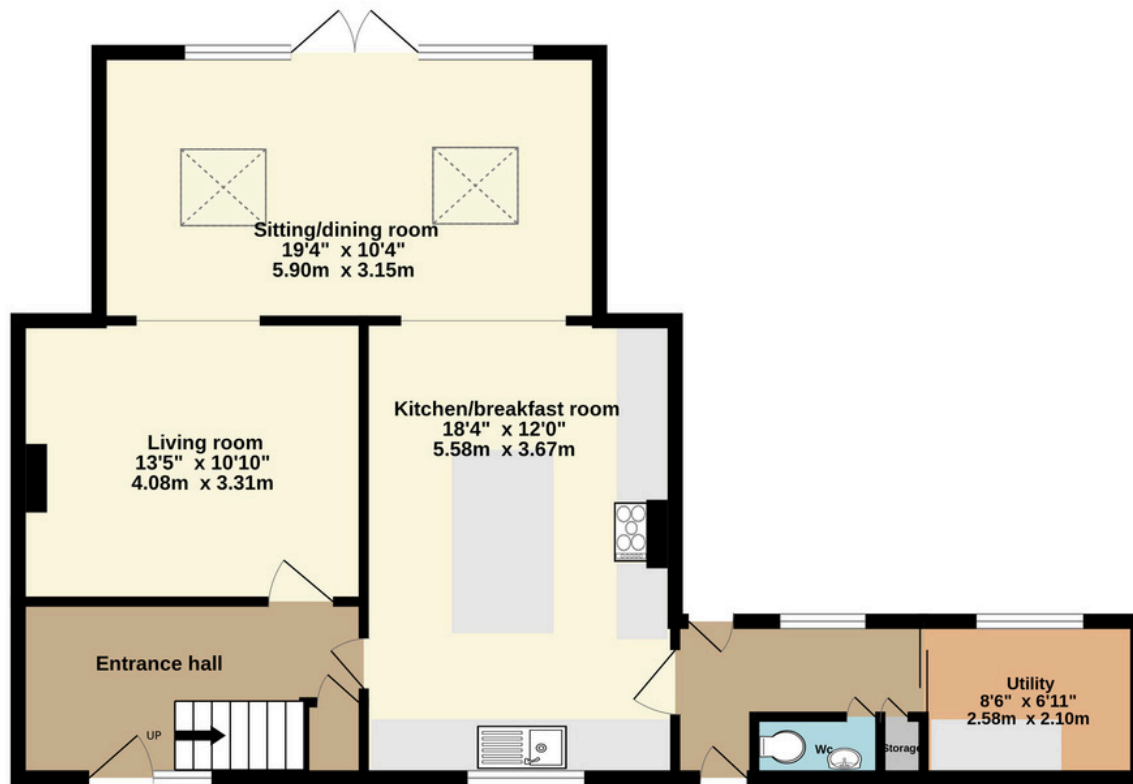
The planning permission for the rear extension also included plans to develop the side of the house where the utility room currently stands, to provide an additional bedroom/reception room with adjacent shower room and expanded utility space. It is believed the permission for these plans remains active. However, we do advise any buyers to complete their own research before commencing works

**WE ARE VERY EXCITED TO LAUNCH THIS HOME
TO THE MARKET AND EXPECT IT TO BE TAKEN
VERY WELL. THEREFORE WE ENCOURAGE
BUYERS TO REACH OUT EARLY TO ARRANGE A
VIEWING.**

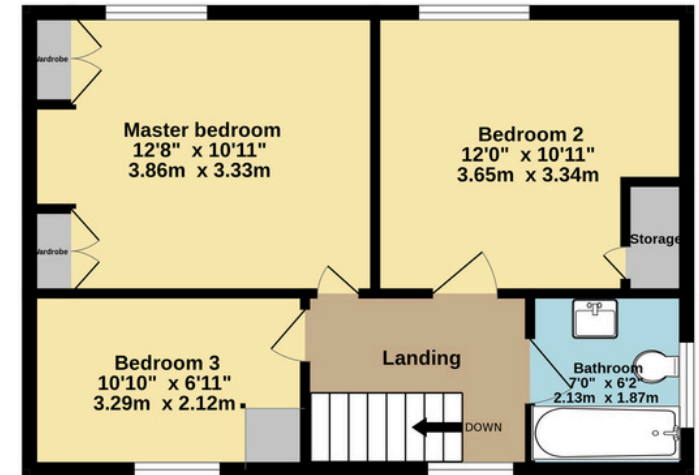




Ground Floor
754 sq.ft. (70.1 sq.m.) approx.



1st Floor
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 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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