



Crossfields
Upper Green Lane, Butcombe, Bristol, BS40 7UT

Robin King | Estate
Agents

CROSSFIELDS, UPPER GREEN LANE, BUTCOMBE, BRISTOL, BS40 7UT

A 3 double bedroom detached country home in an elevated position with wonderful rural views in a convenient location for access to Bristol, Bath and beyond.

APPROX 1,270 SQ FT OF ACCOMMODATION • 3 DOUBLE BEDROOMS • DINING ROOM WITH VIEWS • KITCHEN WITH UTILITY ROOM • 2 BATHROOMS (1 EN-SUITE) • DECKED TERRACE WITH PERGOLA • WRAPAROUND GARDEN WITH MATURE TREES AND SHRUBS • NO ONWARD CHAIN • WITHIN CATCHMENT FOR WELL REGARDED PRIMARY & SECONDARY SCHOOLS • ACCESS TO M5 MOTORWAY WITHIN 12.6 MILES AT JCT 20 AT CLEVEDON • BRISTOL AIRPORT WITHIN 4 MILES • CENTRAL BRISTOL WITHIN 12.3 MILES • MAINLINE RAILWAY SERVICES WITHIN 7.1 MILES AT NAILSEA & BACKWELL – LONDON PADDINGTON FROM 119 MINUTES (ALL APPROX.)

Crossfields is a much loved, idyllically located home in the small village of Butcombe. With an elevated position it has spectacular far reaching rural views of pastureland and the surrounding hills from all sides of the property.

The front door takes you into a welcoming hallway, immediately to the right is the dining room with electric “wood” burner and fantastic view of surrounding countryside. An interconnecting door leads into the large kitchen with plenty of fitted cupboards and space for a cooker and fridge. A small lobby at the rear gives access to the garden terrace and also a large utility room which has space for a dishwasher & fridge freezer.

To the left of the hallway is a lovely bright sitting room with electric fire and bay window allowing gorgeous views over the surrounding countryside and village.

Returning to the rear of the property the principal bedroom offers ample accommodation; there is dressing area with a large, fitted wardrobe together with an en-suite bathroom. There are also a further 2 spacious double bedrooms and a family bathroom with bath and separate shower.

The bungalow is situated on a large plot which could offer potential to extend (subject to planning permission), it is completed with a single garage with up and over electric door and storage.

Outside - The lovely garden extends around the property and for the most part borders pastureland. Off the side accessed from the lobby by the kitchen is a beautiful, decked terrace with pergola entwined with jasmine – a perfect spot to





enjoy alfresco dining and take in the magnificent views. The driveway has parking for several cars and leads to a front garden with mature trees and shrubs. In addition, there is a paved terrace, giving another glorious place to enjoy the peace and tranquillity of the location.

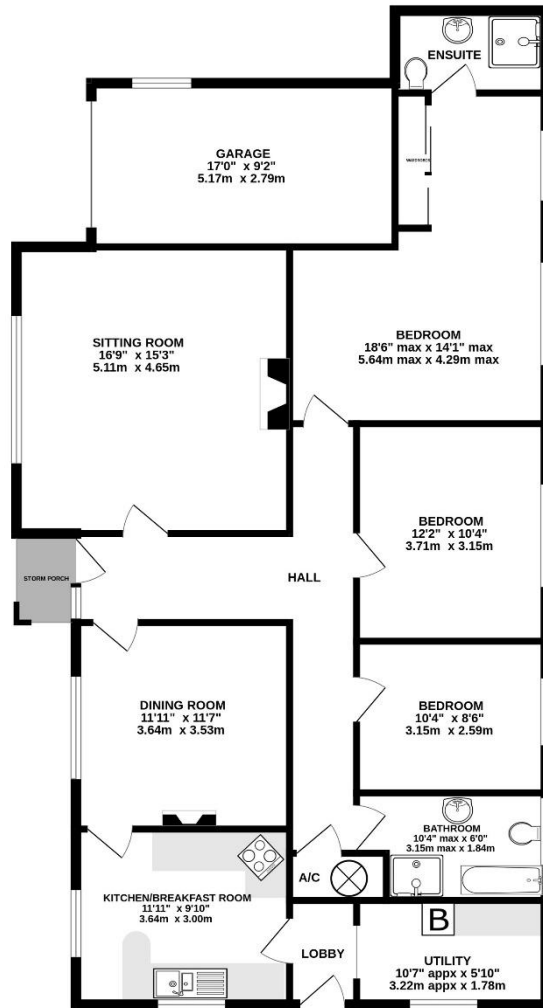
Location - Crossfields is located on the outskirts of Butcombe, a popular village near Chew Valley and is surrounded by delightful open countryside, set only a short distance from Blagdon Lake and views towards the Mendip Hills. The spectacular surrounding countryside provides substantial opportunities for walking and outdoor leisure pursuits. The nearby villages of Blagdon and Wrington offer excellent amenities including a village store, butchers, public houses and the well regarded Blagdon Primary School. Senior schooling is available at Churchill Academy and Sixth Form or Chew Valley Secondary, where there are buses that collect children from right outside the property. Local transport networks are good, with Bristol Airport being within 4 miles and mainline railways services at Nailsea & Backwell within 7.1 miles – London Paddington within 119 minutes. Bus services run to and from Bristol and access to M5 motorway is within 12.6 miles at Junction 20 at Clevedon.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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DIRECTIONS – As you head in to Butcombe Village, on Yew Tree Batch, pass The Batch and Upper Green is the next road on your left. Crossfields is the first turning to the left before entering the lane.

SERVICES – Mains electric, drainage and oil heating.

EPC RATING - E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND F £2,896.57 (2023/24) * Bandings for properties



1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT