



Oakley, Station Approach, Pensford, Bristol, BS39 4AE

Guide Price £900,000

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Oakley, Station Approach, an imposing Detached residence located at the end of a exclusive road and settled within approximately an acre of grounds. A spacious home, perfect for a family with rolling lawns, woodland, nature not to mention backing onto the famous local landmark, Pensford Viaduct.

You will find a well laid out home with a large hall, study, cloakroom leading to the kitchen/dining room and living room that both have bi-folds to the rear garden. A utility room for practicality, then a cinema room to have some great family movie time.

The first floor offers four bedrooms all with fitted wardrobes, an en-suite and a gorgeous bathroom. The gardens are to be beheld, such a joy to relax within, summer days or nights star gazing. You are totally free here, tucked away with views across the chew Valley.

The woodland comes with the property, which opens up a world of nature, gardening and pure joy especially for children.





Entrance Hall

Door to the front aspect with an obscure double glazed window, stairs to the first floor, three wall mounted lights, alarm panel, radiator and tiled floor.

Cloakroom

1.71m x 1.15m (5'7" x 3'9")

Textured ceiling with recessed down lights, tiled walls, chrome towel radiator, wall mounted wash hand basin, low level WC with a hidden cistern and tiled floor.

Study

2.69m x 2.56m (8'9" x 8'4")

Double glazed window to the front aspect, textured and coved ceiling, consumer unit, built in office desk and corner shelving, telephone point, Truespeed fibre direct into the house, radiator and engineered oak flooring.





Kitchen/Dining Room

6.37m x 4.56m (20'10" x 14'11")

Double glazed bi-folding doors and a double glazed window to the rear aspect, recessed down lights, a range of wall and base units with granite work tops and splash backs, inset stainless steel sink/drainage unit with mixer tap. There is a range of integral appliances including a double oven, four ring induction hob with an extractor hood over, fridge, dishwasher and wine cooler. There is also a fitted eating bar, two radiators, telephone point and tiled floor.

Living Room

6.69m x 3.91m (21'11" x 12'9")

Double glazed bi folding doors to the rear garden, double glazed window to the front aspect, side access door to the hallway, two wall mounted lights, heating control panel, radiator, telephone, television and satellite sockets, The room also features a Contura log burner with a soap stone top and a granite hearth.



Cinema Room

5.43m x 5.45m (17'9" x 17'10")

Double glazed door and window to the side aspect, double glazed window to the front aspect, recessed down lights, loft hatch void with pull down ladder, partial boarding and access to solar battery packs, underfloor heating control panel, oak floor with under floor heating. In place is the wiring for a projector, speakers, telephone socket and satellite sockets.

Landing

Large double glazed feature window to the front aspect overlooking woodland, textured and coved ceiling, loft hatch with pull down ladder, partial boarding and power socket. Airing cupboard with shelving and a radiator.

Bedroom One

4.45m x 4.25m (14'7" x 13'11")

Double glazed window to the front aspect, oak window sill, radiator and telephone socket.



En-suite

2.7m x 1.84m (8'10" x 6'0")

Obscure double glazed window to the side aspect, recessed down lights, extractor fan, vinyl wall boards, walk in shower cubicle with glass screen and mixer shower over, vanity unit with wash hand basin, cabinet with light and shaving socket, low level WC with a hidden cistern, chrome towel radiator and tiled flooring.

Bedroom Two

3.95m x 3.36m (12'11" x 11'0")

Double glazed window to the rear aspect, fitted four door wardrobe, radiator and a television aerial.

Bedroom Three

3.95m x 3.23m (12'11" x 10'7")

Double glazed window to the front aspect, textured and coved ceiling, fitted four door wardrobes and a radiator.





Bedroom Four

2.74m to wardrobes x 2.37m (8'11" x 7'9")

Double glazed window to the rear aspect, oak window sill, fitted four door wardrobes and a radiator.

Bathroom

3.33m x 2.64m (10'11" x 8'7")

Double glazed window to the rear aspect, oak window sill, extractor fan, tiled walls with recessed shelving and LED lights, towel radiator and tiled flooring. There is a three piece suite comprising a Bath with glass screen and mixer shower over, oak vanity unit with travertine top and circular stone wash hand basin plus a low level WC with a hidden cistern.

Rear Garden

Enclosed by a wooden picket style fence with a side access gate to the front and to the woodland at the rear, borders filled with mature shrubs and flowers including acers and Mexican



Front Garden

Laid to lawn with a deep border of mature shrubs and flowers. There is a side access gate to the rear garden and a five bar wooden gate into the woodland at the eastern side of the property.

Woodland

The woodlands encompass the property to the East and Western sides. They are made up of deciduous trees on the whole and include, Sycamore, Ash, Oak, Alder, Hazelnut, Elder, Willow and laurel amongst others.

The Western side has a pathway leading down from the patio area which also give access to Culvery Woods with some wonderful countryside paths to enjoy, including directly under the viaduct into the village

The Eastern side has no less than four sheds, one with solar power, there is a wonderful seating area configured around a fire pit, natural



Agents Notes

There are 12 solar panels in placed on the South Eastern and South Western roof aspects, privately owned that produces 4.4 kwh of power and has two battery packs. The system (installed Aug 2022) has two battery packs totalling 6.6KWh of storage. The primary heating system is LPG with a 2000L tank discreetly buried under the lawn with access hatch.

British Railways Board have rights of access to the Viaduct which is fence off and locked.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B		87	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2164sq.ft. (201.0 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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