

# Aubretia, Near Winford, North Somerset

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An immaculately presented 1930's house with stables and paddock adjoining farmland and superb open views over unspoilt undulating Chew Valley countryside.

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### Summary of accommodation

**Ground floor** Reception hall | Sitting room | Family/dining room | Garden room  
Kitchen/breakfast room | Utility room | Rear hall/boot room | Cloakroom

**First floor** Principal bedroom with large balcony | 3 further bedrooms | Family bath/shower room | Shower room

**Outside** Detached garage | Generous parking | Attractive gardens | Stable block  
Paddocks | Pagoda garden with plumbing for a hot tub | Secondary access

**Note:** Additional land and stables, paddock and all weather arena available by separate negotiation. Located on the other side of the lane from the house.

### Distances

Bristol 7.5 miles | Winford Village 0.8 mile | Chew Magna 3.5 miles | Wells 14.8 miles  
Bath 17.4 miles | Bristol Airport 2.4 miles | M5(19) 8.7 miles | Cribbs Causeway Shopping Centre 11.5 miles (Distances are approximate).









## The Property

Aubretia is situated in a pretty country setting north of Winford village and south of Barrow Gurney, in an elevated position adjoining farmland with superb and unspoilt wide-open views across the Chew Valley countryside. From the principal bedroom, there are very attractive views from its large balcony over Barrow reservoirs to Bristol.

The property is believed to have been built in the 1930's. The present owner purchased the property in 2019 when in need of considerable updating. Since, part of the ground floor accommodation has been redesigned, a bespoke kitchen/breakfast room was installed, the bath/shower room and shower room have been replaced and the whole property redecorated. The gardens have been altered and landscaped. The property is extremely well presented and the interior is light with emphasis given to the size of the rooms. There are wood and polished stone floors and double-glazed shuttered windows. All rooms have lovely views over countryside. There is also CCTV, Sonos surround sound and an alarm.

The large reception hall has a staircase leading to a gallery landing and double doors open into a well-proportioned sitting room with a period marble open fireplace. Two pairs of double doors open into the garden room, glazed on three sides, overlooking the garden, stables and paddock. The atmospheric family/dining room has a log burning stove and a French door opens onto a paved area. The bespoke kitchen/breakfast is extremely well fitted and overlooks open countryside and the entrance drive.

On the first floor there are four bedrooms, bath/shower room and a further separate shower room. The principal bedroom has French doors opening onto a large decked balcony with glazed balustrade and has superb views over the Barrow reservoirs and the surrounding Chew Valley.

## Outside

The property is approached over a large electrically operated sliding gate which gives access to a double garage with electrically operated door and a generous parking area.

The gardens are very attractively designed for the seasons and all year around colour. There are beds and borders planted with a variety of perennial and ornamental shrubs, lawn, and shaped pathways. Immediately outside the sitting room is a large, paved area ideal for entertaining and a brick built "Retreat" part covered in a pergola style looks over the garden, especially designed to take advantage of the superb view. There is plumbing for a hot tub.



## Land and Stables

Adjoining the garden are two paddocks and a concrete block and render stable block with two stables and adjoining hay/feed/tack room, with a concrete hard standing. The larger of the two paddocks extends to an alternative access to Barrow Lane.

In all about: 1.16 acres

Further land available by separate negotiation

Lot II. Located just across the lane from the property on Elwell Lane is a further level field, with water, two timber stable block with hay/feed store adjoining and an all-weather arena approximately 40 metres x 20 metres, in the same ownership and is available by separate negation. This lot will not be sold before the main property.

In all about: 1.97 acres.

## Directions (Postcode BS40 8AH)

When in Barrow Lane from the A38 direction, on the B3130 towards Winford and Chew Magna, pass Elwell Lane on the left hand side. The entrance to Aubretia is seen along on the right hand side.

## Property information

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage are connected. Oil fired central heating. Broadband provided by BT.

**Local Authority:** North Somerset Council: Tel 01934 888 888

**Council Tax Band:** G

**EPC Rating:** E

**Guide Price:** £950,000

## Viewings

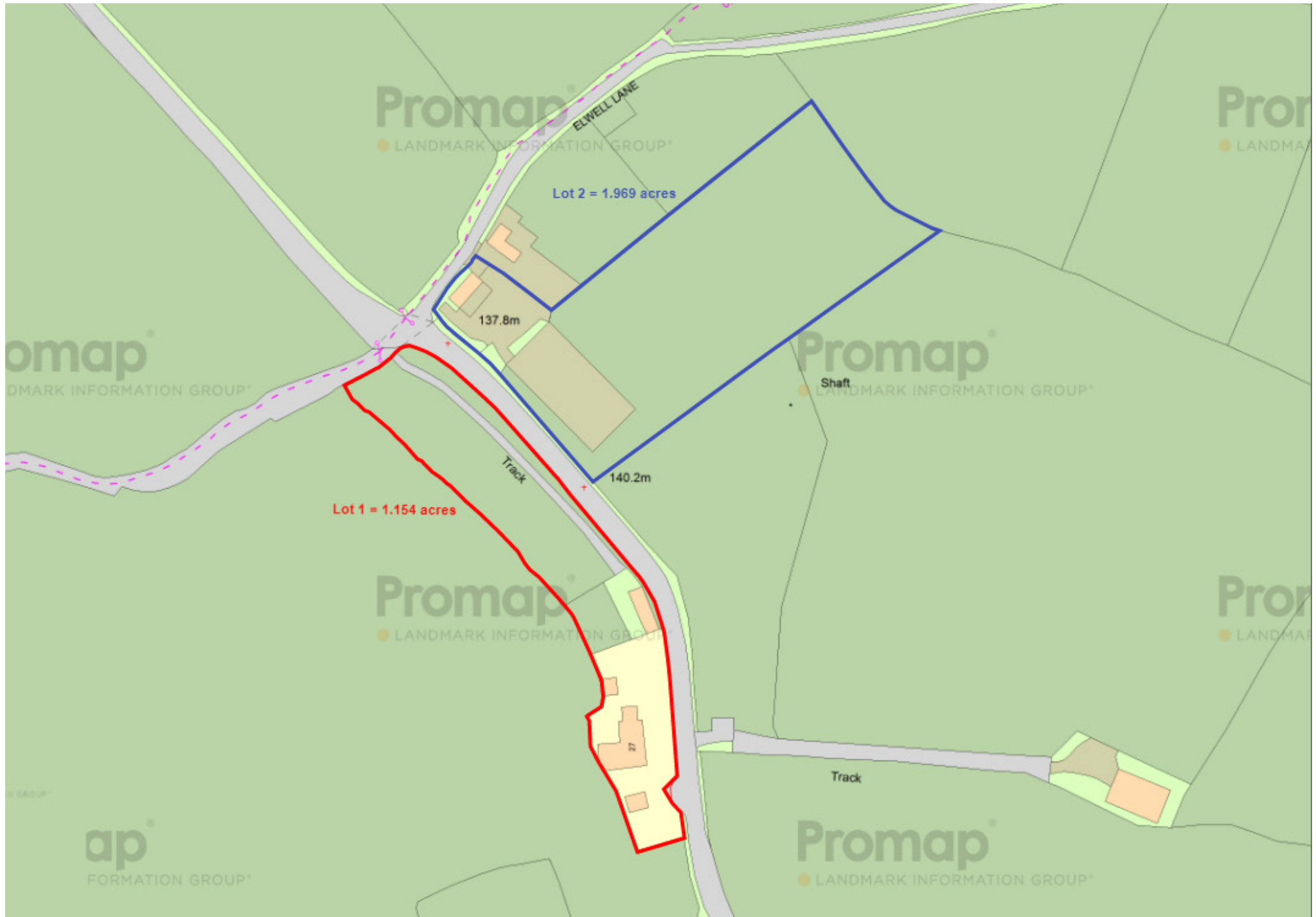
By appointment through sole selling agent Knight Frank.











**Approximate Gross Internal Floor Area**

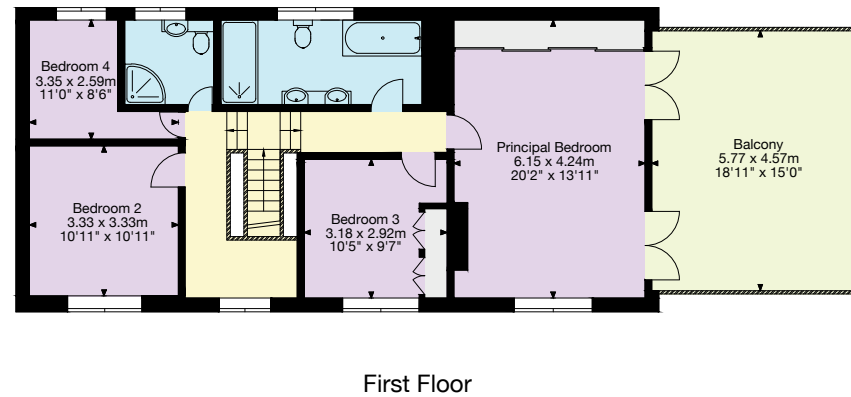
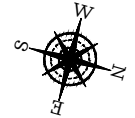
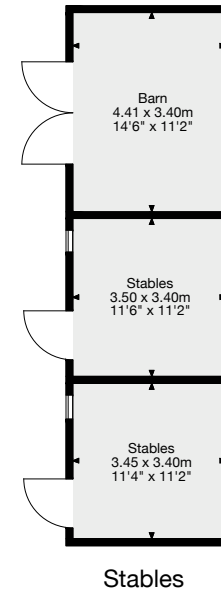
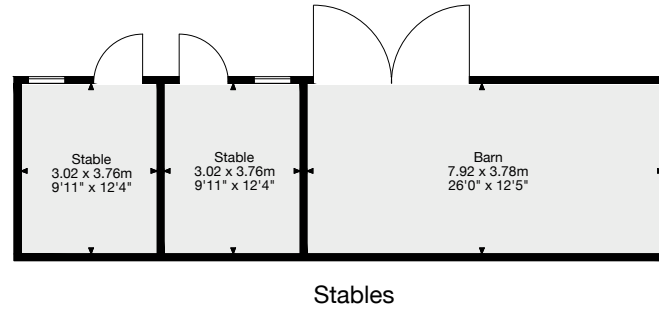
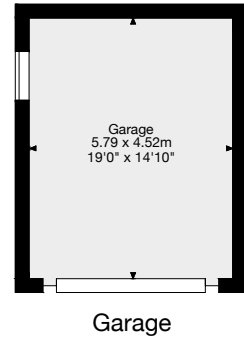
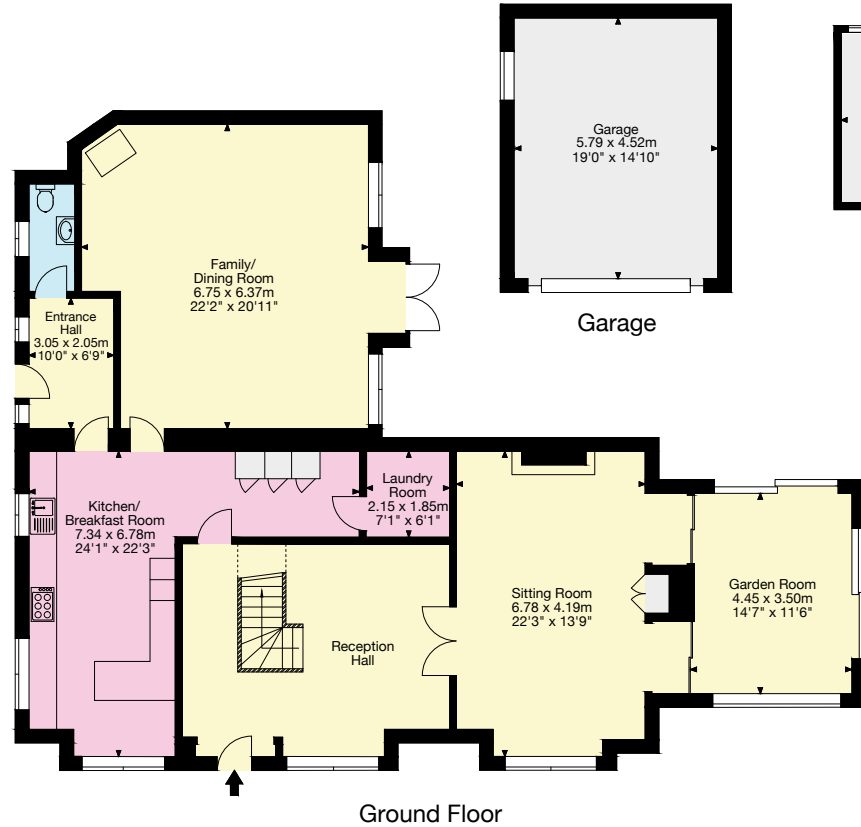
Main House = 249 sq m / 2,679 sq ft

Garage = 26 sq m / 281 sq ft

Stables = 94 sq m / 1,009 sq ft

Total Area = 369 sq m / 3,969 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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