



THE BUNGALOW PILL ROAD

ABBOTS LEIGH
BS8 3RE



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- Newly Built Detached Bungalow
- Large Open Plan (33ft x 30ft) Living/Dining Space
- Family Bathroom WC
- Front Garden With Parking Bay
- Sizable Paddock Beyond
- Four Good Sized Bedrooms (Master With En-Suite)
- Into An Open Plan Kitchen Area Complete With Island Unit
- Situated Along It's Own Private Lane
- Rear Garden
- Delightful Countryside Surrounding

INTRODUCTION

In a wonderfully private position, well removed from the road in the highly regarded village of Abbots Leigh, The Bungalow is a rare opportunity to acquire a recently built country home of exceptional appeal. Completed towards the end of 2022, this thoughtfully conceived four-bedroom residence offers approximately 1,705 sq ft of stylish, single-storey accommodation, complemented by gardens and a paddock extending in all to about one acre. Offered with vacant possession and no onward chain.

THE RESIDENCE

The finish throughout is distinctly contemporary, with clean architectural lines, beautifully balanced proportions and a considered palette of soft, neutral tones. Generous glazing, recessed ceiling lighting and elegant wood-effect flooring give the principal living spaces a light and cohesive feel, while the carefully executed details create an understated sense of quality. At the heart of the home is the outstanding open-plan kitchen, dining and sitting room, measuring approximately 33 ft by 30 ft at its widest points. The beautifully designed bespoke kitchen forms an impressive focal point, with streamlined, handleless-style cabinetry, extensive preparation surfaces and excellent storage. Integrated Bosch appliances complement the substantial central island, incorporating the electric oven and induction hob and providing a natural setting for relaxed breakfasts, informal gatherings and entertaining. The kitchen flows effortlessly into generous dining and sitting areas, where the proportions allow furniture to be arranged without compromising the sense of openness. Wide, dark-framed windows draw in abundant daylight, while bi-folding doors open directly onto the terrace and frame views across the lawns towards the paddock beyond.

BEDROOMS & BATHROOMS

A spacious entrance hall leads to four well-proportioned bedrooms, offering excellent flexibility for family, visiting guests or a home office. The principal bedroom benefits from its own en-suite shower room, while the family bathroom is beautifully finished with contemporary sanitary ware, bath and coordinated tiling.







GARDENS & GROUNDS

The grounds sit comfortably within their beautiful rural surroundings, with the bungalow set among open lawns and enjoying a particularly attractive outlook. To the front, neatly laid lawn, contemporary boundary treatments and a landscaped gravel approach create an immediate sense of arrival. The property feels wonderfully tucked away, yet the grounds remain open and inviting.

To the rear, wide bi-folding doors lead from the principal reception space onto a generous paved terrace, creating an easy transition between inside and out. There is ample room for outdoor dining, informal seating and summer entertaining, with the house providing a superb backdrop and the countryside beyond lending a striking sense of space. The adjoining lawns offer scope for recreation and relaxation, with established trees and hedgerows softening the landscape.

Beyond the garden lies the sizeable paddock, an especially unusual feature for a modern home of this kind. Together, the gardens and paddock extend to approximately one acre, providing the freedom to enjoy a more rural way of life, whether for outdoor pursuits, gardening or simply the pleasure of having open space around the home. Any alternative use would be subject to the appropriate consents. A private approach leads to gravelled parking with an electric vehicle charging point. The combination of seclusion, modern accommodation and unusually generous outside space makes The Bungalow a compelling proposition in this sought-after village setting.

PROPERTY INFORMATION

Tenure: Freehold. | Sale: No onward chain.

Accommodation: Approx. 1,705 sq ft. | Grounds: About one acre.

Parking: EV charger. | Water: Mains supply.

Drainage: Private. | Council tax: To be confirmed





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The Bungalow, Pill Road, Abbots Leigh, North Somerset, BS8 3RE

FLOOR PLAN

Approx. 158.4 sq. metres (1704.9 sq. feet)



Total area: approx. 158.4 sq. metres (1704.9 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
ALL MEASUREMENTS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MEASUREMENT.

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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE
AND NOT TO BE RELIED UPON AS A
STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
1705.00 SQ.FT

COUNCIL TAX BAND : NEW BUILD

RECEPTION ROOM : 1

BEDROOMS: 4

BATHROOMS : 3

FREEHOLD





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