



WentWorth
Estate Agents



416 Bath Road, Saltford, BS31 3DH

- Five double bedroom Detached Family Home
- Three reception rooms
- Three bathrooms
- Master with en-suite
- Second bedroom with en-suite
- Spacious kitchen/diner
- Sunny garden room
- Driveway parking for several cars
- Double and single garages
- Generous rear garden

Price guide £1,000,000

Location

Saltford is an excellent strategic location between the Cities of Bristol and Bath offering a range of Village amenities and excellent local schools, both the village primary school and Wellsway at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

The position will appeal for its great convenience as it is close to bus stops and a short stroll to a parade of local shops and amenities.

Internal Description

Entering this substantial family home, you are greeted with a generous entrance porch, which then leads into the main house. A warm and inviting hallway takes you to the sitting room, with a bay window to the front, allowing for plenty of natural light. This well-proportioned room has plenty of space for relaxing with family and friends, and has a lovely feature fireplace. The dining room is perfect for hosting and could be utilised as a playroom or second snug. The third reception is currently used as a home office and has more than enough space for those working from home. To the rear of the property you are led into a large kitchen/diner/breakfast room with all the space required for family time together. The sunny garden room enjoys a triple aspect, making it a wonderful place to entertain, especially in the warmer months as it leads directly onto the stunning patio. Also to the ground floor you will find a lovely double bedroom, with an en-suite; perfect for visitors or extended family. A guest cloakroom is also to be found on the ground floor. Taking the staircase up to the first floor, you will find the generous master bedroom, with patio doors opening up onto the flat roof, and a spacious, well-appointed en-suite. Bedrooms two and three are both good sized doubles and benefit from built-in wardrobes. Bedroom five is a charming double with eves storage. A family bathroom comprising of a bath, with shower over, wash hand basin vanity and w/c completes the living accommodations.

External Description

This attractive and spacious family home is accessed via a gated driveway, flanked by walling and shrubs. A manicured lawn with a mature tree add to the property's charm. Beyond the driveway you will find double gates which open up into the rear garden and additional driveway parking for several cars. There is a double garage and another single garage, offering plenty of storage space. The substantial rear garden is perfect for the keen gardener and offers a tranquil and generous space for entertaining, playing and relaxing. The level lawn enjoys a meandering pathway, allowing for all parts of the garden to be explored, and is surrounded by mature trees and hedging. A large potting shed is a superb addition to this wonderful garden.

Additional Information

Tenure - Freehold

Council Tax Band - G

EPC - C

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

Agents Note

Important Notice

These particulars are intended as a general guide to the property and do not constitute an offer or contract, nor form part of one. Wentworth Estate Agents has taken reasonable care in preparing the information provided, including information supplied by the seller and other sources. Prospective buyers should satisfy themselves as to any matters of particular importance to them and obtain appropriate professional advice where necessary. Photographs and other marketing imagery show the property as it appeared at the time they were produced and may not represent its current condition. All areas, measurements and distances are approximate and any floor plans are provided for identification and guidance only. Unless expressly stated, Wentworth Estate Agents has not tested any appliances, equipment, fixtures, fittings or services and cannot confirm their condition or working order. Any reference to alterations, extensions or the use of any part of the property should not be taken as confirmation that any necessary planning permission, building regulations approval or other consent has been obtained. Information relating to tenure, leases, rights, restrictions and other legal matters should be verified by the buyer's conveyancer. Nothing in these particulars limits the obligations of Wentworth Estate Agents under applicable consumer protection legislation, including its responsibility to provide material information and not to give misleading information.

Bath Road, Saltford, Bristol, BS31

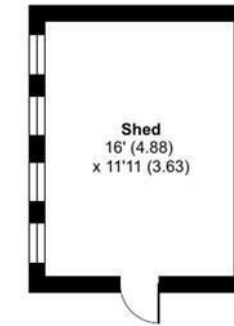
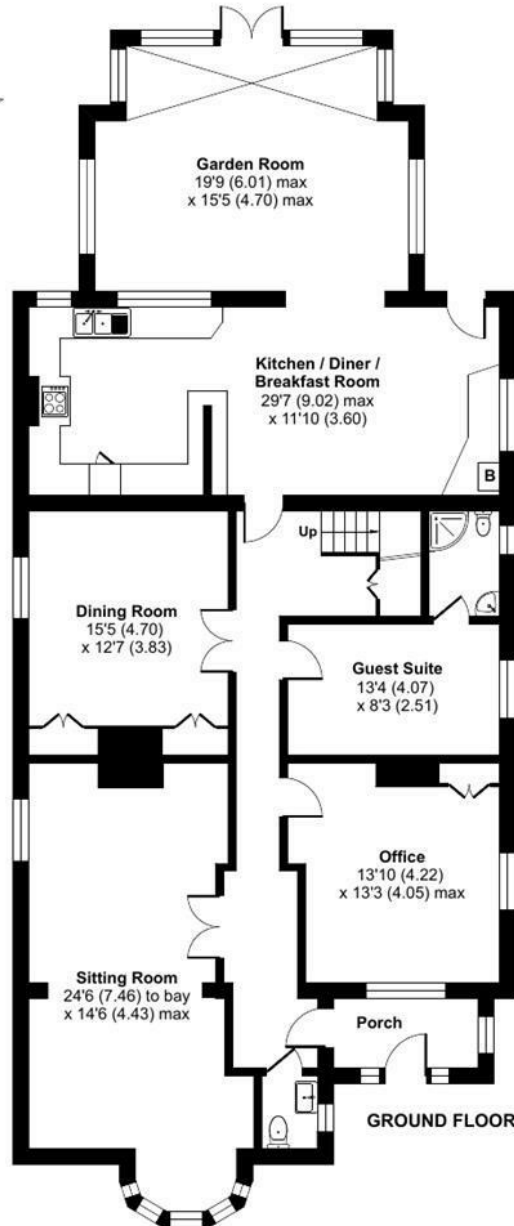
Approximate Area = 2767 sq ft / 257 sq m

Garages = 480 sq ft / 44.5 sq m

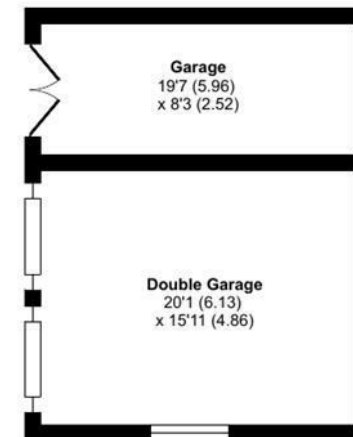
Outbuilding = 191 sq ft / 17.7 sq m

Total = 3438 sq ft / 319.2 sq m

For identification only - Not to scale



OUTBUILDING

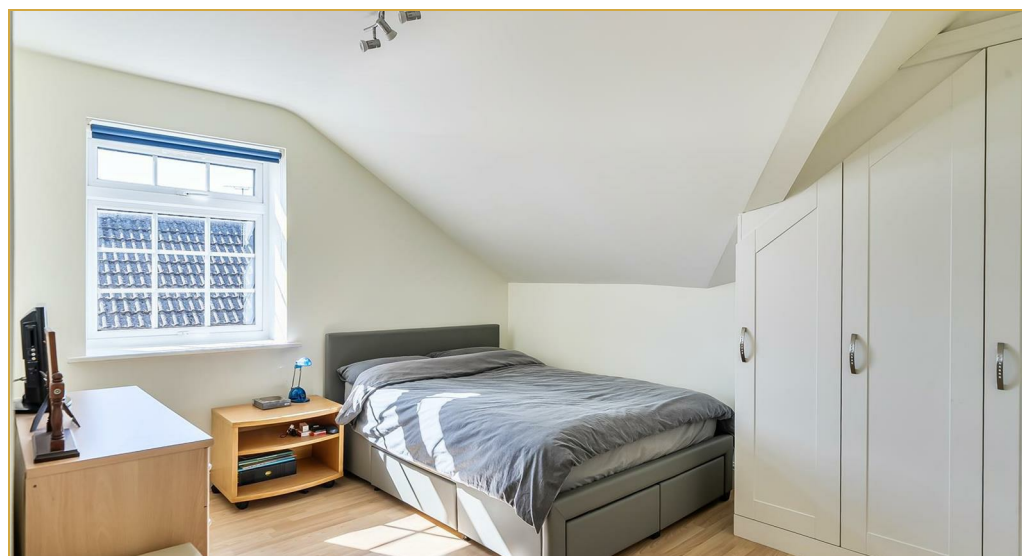
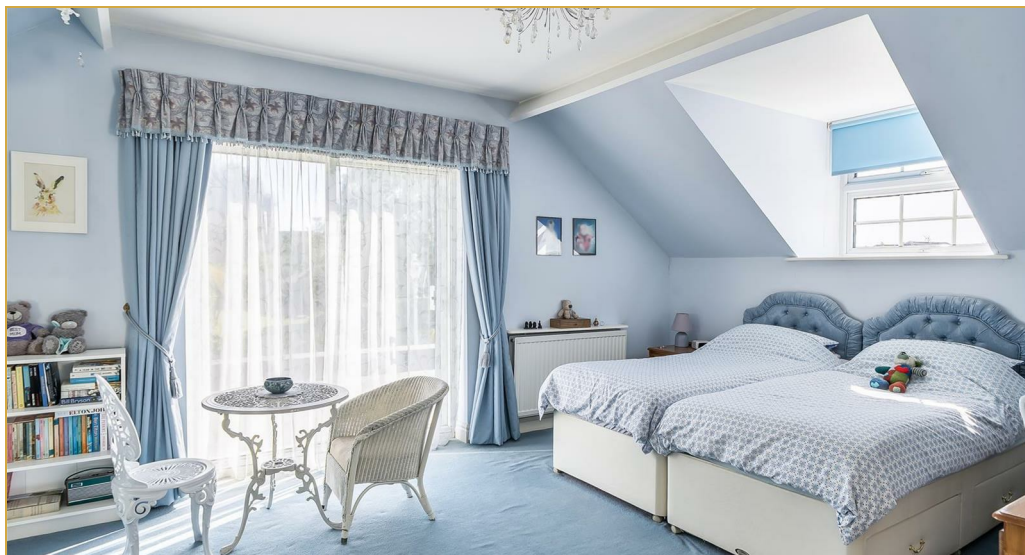


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1473469



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	77
EU Directive 2002/91/EC		





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