



2 Blackhorse Hill, Easter Compton, South Gloucestershire, BS355RR

Internal Area (Approx)

178.60 Sq.M / 1922.0 Sq.Ft

For identification only. Not to scale.

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# 2 Blackhorse Hill, Easter Compton, South Gloucestershire BS35 5RR

Milburys is delighted to present this three-bedroom semi-detached family home, boasting a substantial plot brimming with potential. Upon arrival, a neatly paved driveway leads to a generous parking area and a double garage. The front door opens to a convenient porch and hallway, with a spacious, bright formal lounge to the left, extending into a conservatory currently serving as a dining space. Adjacent to the lounge is the kitchen, featuring a separate and practical boot room and a WC with a back door opening to the garden. The ground floor also offers a handy utility room off the hallway. The first floor features three sizable double bedrooms, the rear bedroom and hallway have wonderful views of the Severn bridge! A family bathroom equipped with a separate shower and bath. The exterior is sure to impress with its expansive, level rear garden and abundant storage options. Additionally, there is a double garage near the driveway and another garage at the garden's end, both with electricity. This home is a remarkable find with the potential to become something special! We highly recommend scheduling a viewing!

## Situation

Easter Compton is approximately 1.5 miles from junction 17 of the M5 giving commuters access to Bristol, the south west, Gloucester and the M48 to Wales. For rail commuters the railway station at Severn Beach is 2.2 miles distance. Local facilities in the village include The Fox public house, a farm shop and café plus a general store. Primary Schools can be found in Lower Almondsbury and Pilning. The Mall and Cribbs Causeway Retail Park is 1.8 miles way with its excellent range of shopping, restaurants and entertainment facilities. The village enjoys an Annual Carnival in the summer. Leisure pursuits include The Bristol Zoo Project and for the more active, The Wave – an inland-surfing destination both within easy reach.

## Property Highlights, Accommodation & Services

- Paved Driveway and Parking
- Double Garage & Further Garage Store at the Rear of Garden, both with electric
- Three Double Bedrooms
- Smart Fitted Family Bath with Separate Shower to Bath
- Fitted Kitchen
- Conservatory
- Handy WC & Utility/ Boot Room
- Views From the Rear, Overlooking the Severn Bridge
- Gas Fire In Lounge
- Generous Level Plot, With Lawned Rear Garden And Paved Patio

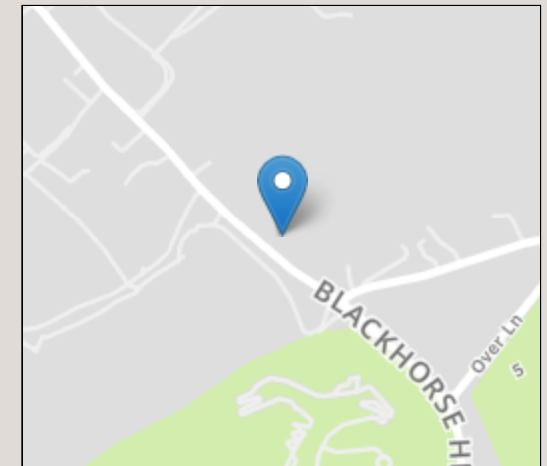
## Directions

From J17 of the M5 take the B4055 northwest towards Easter Compton. Proceed down the hill towards the village and 2 Blackhorse Hill can be found on the right hand side.

**Local Authority & Council Tax** - South Gloucestershire Council - Tax Band C

**Tenure** - Freehold

**Contact & Viewing** - Email: [thornbury@milburys.co.uk](mailto:thornbury@milburys.co.uk) Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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