



Bridge House, Chew Magna, Bristol, BS40 8RQ

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Guide Price £935,000

- Detached Period Residence
- Full of Character and Charm
- Kitchen with Breakfast Room
- Three Reception Rooms
- Sunny Garden Room
- Four Double Bedrooms Two with Ensuites
- Pretty Gardens
- Garage and Parking
- Village Location
- Great Local Amenities



LOCATION LOCATION LOCATION!!

Premier Property in the Premier Village of Chew Magna with stunning kerb appeal, pretty gardens and plenty of space for family living. Walking down the garden path to the period front door that takes you into the reception hall. The reception rooms are either side and all have sash windows and fireplaces. The kitchen is to the rear of the home which opens into the sunny garden room which in turn has French doors to the rear garden. The home flows really well and has been extended to create a user-friendly home. Upstairs we have 4 double bedrooms, two with ensuite and a family bathroom.

The gardens are well stocked and there are mature trees with a well maintained lawn. The side driveway leads to the detached garage. Walking distance to the Chew Magna High Street with so much to offer. We are looking forward to showing you Bridge House so call our friendly team to arrange your viewing!

Chew Magna is within walking distance of the beautiful Chew Valley Lake with its first-class fishing and sailing facilities. It is recognised as being the most desirable village to live in with a plethora of excellent pubs and restaurants including The Lazy Lobster, a fantastic seafood and wine bar (where you can also buy fresh seafood by day) the recently opened Chew Valley Gin Distillery and JARS, a sustainable delicatessen and barista bar. The village has a Co-op Supermarket, café, Post Office, florist and gift shops. The excellent Pearce's butchers on the High Street is very popular with valley locals. This energetic village has village Cricket, Rugby and Football clubs. The forward-thinking curriculum of Chew Magna Primary School (www.chewmagna.bathnes.sch.uk) makes it popular with local families. Chew Valley School Comprehensive School is well regarded with an excellent sixth form. (www.chewvalleyschool.co.uk) The village is perfectly placed for commuting to both Bristol and Bath and there is a regular bus service to Bristol from the village. Railway stations at Bristol Temple Meads and Bath Spa provide access to London and the national rail network. Access to both the M4 and M5 is within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





ROOM DIMENSIONS

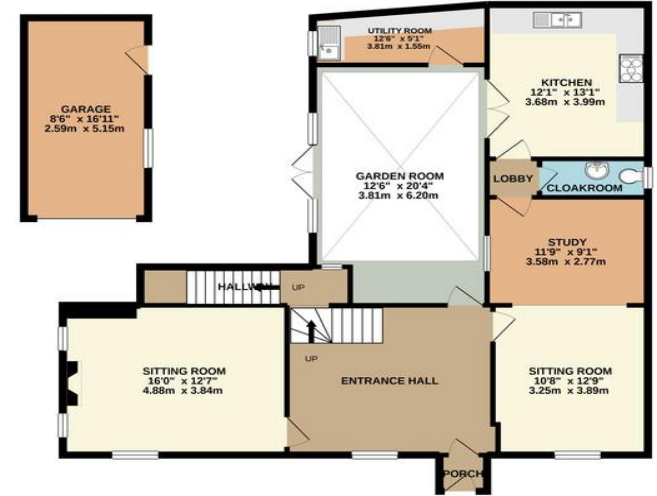
Ground floor
 ENTRANCE HALL 14'9" x 12'7"
 SITTING ROOM 16'0" x 12'7"
 SITTING ROOM 10'8" x 12'9"
 STUDY 11'9" x 9'1"
 CLOAKROOM/WC 7'9" x 3'3"
 KITCHEN 12'1" x 13'1"
 GARDEN ROOM 12'6" x 20'4"
 UTILITY ROOM 12'6" x 5'1"

First floor
 BEDROOM 13'5" x 12'6"
 ENSUITE 5'6" x 8'4"
 BEDROOM 14'5" x 9'4"
 BEDROOM 12'1" x 10'7"
 BEDROOM 12'1" x 14'8"
 ENSUITE 7'3" x 2'8"
 BATHROOM 8'7" x 8'9"

Outside:
 GARAGE 8'6" x 16'11"
 GARDEN STORE 9'5" x 3'9"



GROUND FLOOR
 1316 sq.ft. (122.3 sq.m.) approx.



1ST FLOOR
 905 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 2221 sq.ft. (206.3 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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