



Norton House, Norton Lane, Chew Magna, Bristol, BS40 8RR



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## Guide Price £1,200,000

- Period Country Residence
- Edge Of Village Location
- Large Country Style Kitchen with Aga
- Family Room with Underfloor Heating
- Large Sitting Room with Fire
- Master Bedroom with Ensuite
- Three Further Double Bedrooms
- Large Garden with Terrace
- Separate Home Office Space
- Double Garage



### THIS PROPERTY HAS IT ALL!

Perfectly placed on the edge of Chew Magna with a lovely garden, plenty of space with lots of extras!

The welcoming stone flagged reception hall wraps around the staircase with all the main rooms leading from it.

The large and light sitting room has windows with shutters overlooking the terrace and garden beyond.

The less formal area of the home has underfloor heating, a country style kitchen with an Aga, a dining family area and plenty of room for sofas to relax around the wood burner. There is direct access to the terrace through French doors and the garden beyond.

A useful utility and boot room also has underfloor heating and a wet room, ideal for sorting yourselves out after a country walk of which there are plenty from your front door.

Upstairs we have a Master bedroom with full ensuite, three further double bedrooms and a family bathroom.

To the side of the property we have a separate area which offers 3 areas to use as you wish. Ideal for a home office or a gym or potential annexe.

The grounds are well kept, mostly lawned with mature planting and a large terrace ideal for al-fresco entertaining and relaxing with family and friends.

There is a paddock adjacent to the garden which may be sold separately.

A double tandem garage with parking are always great to have. We cannot wait to show you Norton House so give our friendly team a call!!





**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, cafés, 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) makes it popular with local families. Chew Valley School Comprehensive School is well regarded with an excellent sixth form. 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.











## ROOM DIMENSIONS

### Ground Floor

PORCH 6'4" x 4'7"

RECEPTION HALL 29'4" x 10'8"

SITTING ROOM 27'6" x 11'8"

KITCHEN/DINING/FAMILY ROOM 13'9" x 24'4"

CONSERVATORY 14'4" x 8'10"

UTILITY ROOM 16'3" x 7'6"

HOME OFFICE 11'6" x 5'6"

STUDY 11'6" x 10'4"

GYM 11'6" x 12'9"

TANDEM GARAGE 9'1" x 35'2"

BOILER ROOM 4'1" x 9'4"

SHED 4'1" x 3'2"

### First Floor

BEDROOM 14'4" x 10'9"

BEDROOM 13'1" x 12'0"

BEDROOM 13'0" x 12'0"

BEDROOM 14'1" x 12'0"

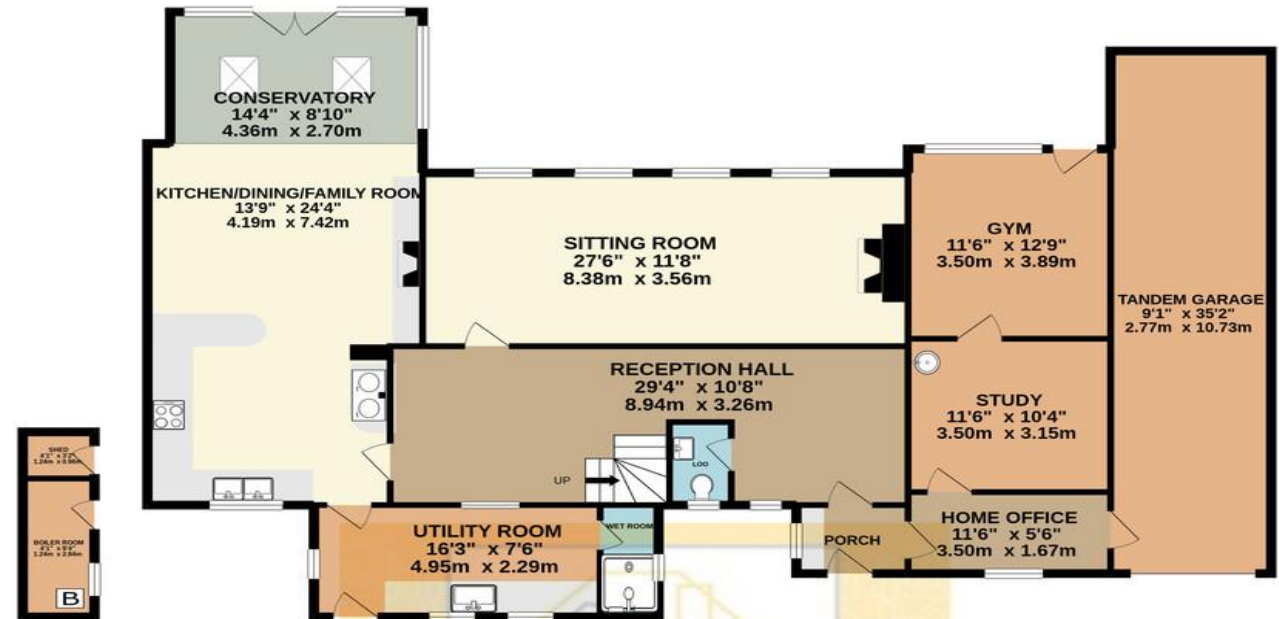
ENSUITE 6'0" x 10'8"

BATHROOM 12'1" x 7'3"

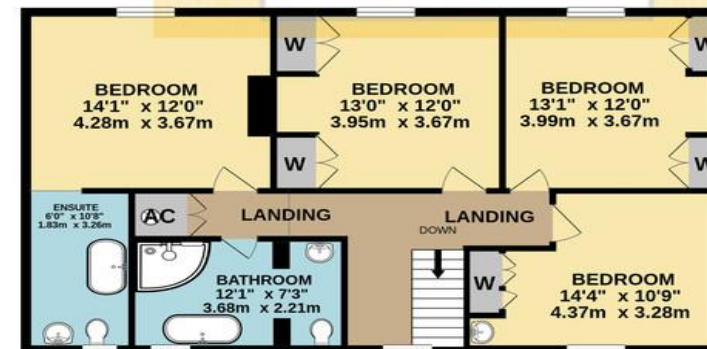
LANDING 24'6" x 10'8"

EPC '54'

GROUND FLOOR  
1979 sq.ft. (183.9 sq.m.) approx.



1ST FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA : 2866 sq.ft. (266.3 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