



Tunbridge Cottage, Tunbridge Road, Chew Magna, Bristol, BS40

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Guide Price £650,000

- Detached Cottage in Village Location
- Various Outbuildings Circa 1200sq ft
- Separate Annexe
- Sitting Room with fireplace
- Kitchen with Dining Area
- Master Bedroom with Ensuite
- Three further Bedrooms
- Family Bathroom
- Good size garden
- Plenty of Parking

DETACHED COTTAGE - GREAT LOCATION, GREAT OPPORTUNITY, GREAT SIZE PLOT.

Centrally located in Chew Magna this detached cottage has extensive outbuildings and a 1-bedroomed annexe. The cottage dates back to 1800 and has been in the same family for generations.

Entering the property via the side porch there is direct access to the spacious and bright, beautifully fitted kitchen with open plan dining/family room which has French doors leading onto the enclosed garden and terrace which is ideal for entertaining or just enjoying a sundowner. The large sitting room at the front of the cottage has a fireplace for cosy evenings with the family. Accessed from the porch there is an extremely useful utility/boot room, together with the essential downstairs loo. Upstairs the Master bedroom has an ensuite and there are three further double bedrooms that share the family bathroom.

The Annexe was part of the original cottage and could quite easily be brought back into the layout. At present it has its own entrance and is arranged as an open plan kitchen/living room with the bedroom upstairs.

One part of the garden is bounded by the River Chew and another wraps around the back of the cottage. The outbuildings, measuring over 1200sq. ft, have massive potential for development subject to planning regulations.

The driveway is shared with the neighbouring property and has parking for several cars.

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

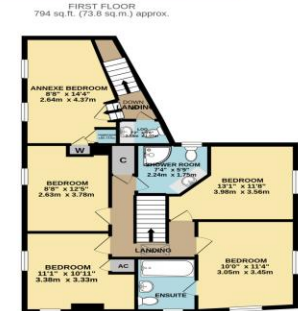
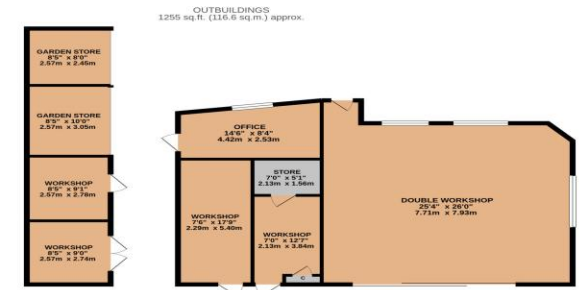
LOBBY 3'9" x 6'8"
 UTILITY/DOWNSTAIRS LOO 5'8" x 6'0"
 KITCHEN/BREAKFAST/FAMILY ROOM 15'2" x 25'7"
 SITTING ROOM 12'9" x 25'9"
 ANNEXE OPEN PLAN LIVING 15'1" x 15'0"

First Floor

LANDING 10'3" x 15'0"
 BEDROOM 10'0" x 11'4"
 ENSUITE 5'9" x 8'1"
 BEDROOM 10'11" x 11'11"
 BEDROOM 8'8" x 12'5"
 BEDROOM 13'1" x 11'8"
 SHOWER ROOM 7'4" x 5'9"
 ANNEXE BEDROOM 8'8" x 14'4"
 ANNEXE LOO 7'2" x 3'6"

Outbuildings

DOUBLE WORKSHOP 25'3" x 22'9"
 WORKSHOP 7'0" x 12'6"
 STORE 6'1" x 5'1"
 WORKSHOP 7'6" x 17'9"
 OFFICE 14'6" x 8'4"
 4 x GARDEN SHEDS - VARIOUS



TOTAL FLOOR AREA : 2986 sq.ft. (277.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

