



Anvil Cottage, 1 Harford Square, Chew Magna, BS40 8RA

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- Central Village Location
- Recently Renovated and Extended
- Cosy Sitting Room with Wood Burner
- Open Plan Kitchen, Dining & Family Room
- Principal Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Garden Studio
- Amazing Size Garden
- Close to All Village Amenities



What An Absolute beauty!!

Once you cross the threshold of this stone-built Cottage situated in the heart of Chew Magna be prepared to be impressed!

This beautiful house has been renovated and extended by its current owners creating a stunning home with all mod cons yet retaining its original character and charm.

The sitting room has a raised fireplace housing a wood burner and original flagstone floors with dual aspect Oak windows. The sitting room leads into the extended rear of the house which really has the wow factor.

This fabulous kitchen, dining and family room has a stylish range of kitchen units together with a large central island and includes a double oven large hob, fridge freezer, dishwasher and bin store. The large sliding patio doors truly bring the outside in, providing access to the large terrace - the ideal spot for barbecuing and alfresco dining (it's also the perfect spot for watching the sun set at the end of the garden!). There is a very useful utility/laundry area off the kitchen.

The stairs lead from the kitchen to the first floor where again character features abound. The light and bright principal suite has a vaulted ceiling and stylish ensuite shower room. There are three further bedrooms and a fabulous family bathroom. Those tiles. Wow! Outside there is a large studio building - insulated to within an inch of its life so it can be used all year round. It provides a fantastic asset to this home and has a variety of potential uses as a home office, gym, hobby space, playroom or for occasional weekend guests - the choice is yours!

The garden is accessed by some steps from the terrace and is another surprising feature of this property - private with lawned areas for the kids to play, a veggie patch as well as mature shrubs, trees and pretty borders.

We can't wait to show you round this beautiful family home. Give our friendly team a call!

**Chew Magna** 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](http://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](http://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

SITTING ROOM 12'4" x 18'1"  
 KITCHEN/BREAKFAST/FAMILY ROOM 25'7" x 18'2"  
 UTILITY ROOM 5'7" x 6'9"

### First Floor

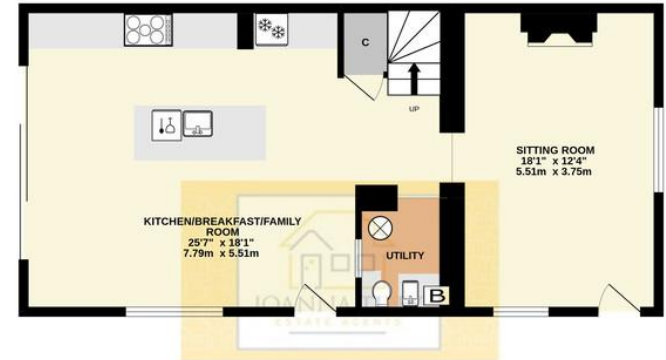
LANDING 18'0" x 11'0"  
 BEDROOM 10'0" x 17'7"  
 ENSUITE 4'6" x 7'5"  
 BEDROOM 12'7" x 7'8"  
 BEDROOM 12'7" x 10'3"  
 BEDROOM 8'4" x 5'8"  
 BATHROOM 9'7" x 8'0"

### Outside

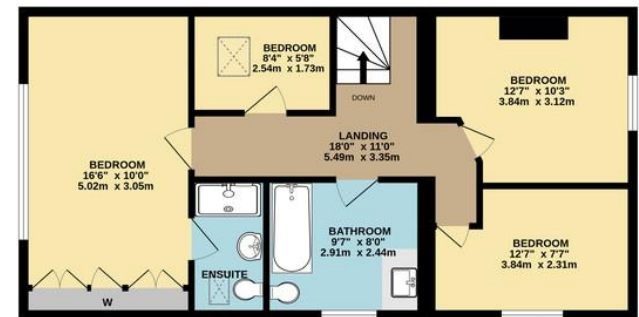
STUDIO 16'5" x 13'2"



GROUND FLOOR  
 890 sq.ft. (82.7 sq.m.) approx.



FIRST FLOOR  
 652 sq.ft. (60.6 sq.m.) approx.



## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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