



8 The Orchard, Norton Lane, Chew Magna, Bristol, BS40 8RR

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Guide Price £775,000

- Detached Family Home Circa 2000sqft
- Great Village Location
- Open Plan Kitchen Living Area
- Sitting Room with Balcony
- Five Bedrooms
- 3 Luxury Bathrooms
- Enclosed Garden
- Garage and Parking
- Management Charge £21pcm
- Council Tax Band G



GREAT PROPERTY/GREAT LOCATION!!

This is an absolute beauty offering a turn key move!! This oh-so-stylish home is within walking distance of all the amenities Chew Magna has to offer including a short walk to the village school with Chew Valley lake and countryside walks on your doorstep. It is situated on a private cul-de-sac in a cluster of 8 properties.

A welcoming hallway with wooden flooring leads though to the open plan kitchen dining and family area with direct access to the sun terrace.

The family room area has wooden flooring and a modern wood burner and leads to the playroom/study. A separate utility room and cloakroom and has plenty of natural light.

The sitting room is on the first floor and has a balcony to sit and relax with a glass of something chilled, enjoy the view of the village church and the sound of leather on willow from the nearby cricket pitch.

The property has 5 bedrooms arranged over 2 floors and 2 bathrooms.

Outside the enclosed rear garden has a sun terrace space for alfresco dining with friends and loads of room for the children's swings and garden toys and a good size lawn.

The front of the home has parking and a garage with electric door.

Chew Magna is a bustling village and is recognised as being the most desirable village to live in with a plethora of excellent amenities and is within walking distance of the beautiful Chew Valley Lake with its first-class fishing and sailing facilities.

The village has a Co-op Supermarket, Post Office, florist and gift shop. The excellent Pearce's butchers is very popular with valley locals.

There is an array of fantastic dining experiences from The Lazy Lobster, a fantastic seafood and wine bar (where you can also buy fresh seafood by day) to the very popular Moondance café. There is also a Chew Valley Gin Distillery and JARS, a sustainable delicatessen and barista bar and beauty and hair salon.

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 and connecting flights to the rest of the World.





Ground Floor

KITCHEN/DINING ROOM 24'2" x 11'7"
FAMILY ROOM 17'6" x 12'2"
SNUG 12'2" x 6'3"
UTILITY ROOM 5'0" x 6'4"
HALLWAY 6'8" x 16'4"

First Floor

SITTING ROOM 17'5" x 11'3"
BALCONY 14'1" x 5'2"
BEDROOM 12'2" x 11'7"
BEDROOM 12'0" x 9'9"
BEDROOM 12'0" x 7'2"
BATHROOM 9'2" x 6'4"
LANDING 11'2" x 7'10"

Second Floor

BEDROOM 17'6" x 11'3"
BEDROOM 12'0" x 9'4"
ENSUITE 10'1" x 5'2"
STORAGE AREA 7'9" x 5'7"
EAVES STORAGE 9'6" x 5'5"
LANDING 11'1" x 7'10"

GARAGE 16'2" x 10'0"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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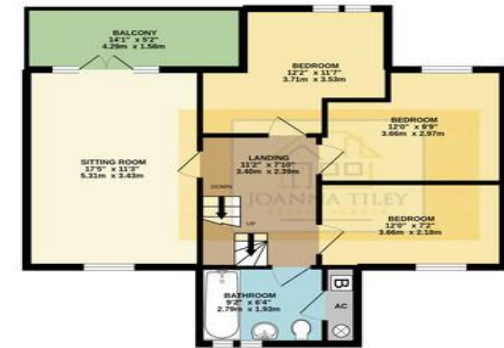
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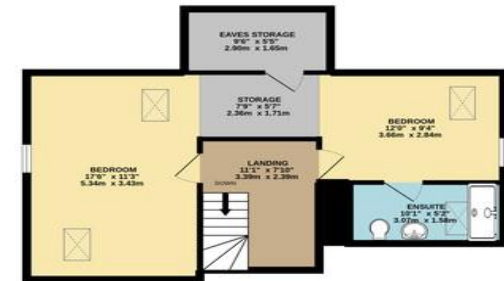
GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



2ND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1979 sq.ft. (183.9 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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