



3 Chalk Farm Close, Norton Malreward Bristol, BS39 4HQ



# 3 Chalk Farm Close, Norton Malreward, Bristol, BS39 4HQ

## Guide Price £880,000

- Detached Stone Dressed Property c2400sq.ft.
- Open Plan Kitchen Family Area with Underfloor Heating & Bi-Folding Doors
- Three Reception Rooms
- Garden and Grounds of circa 1 Acre
- Principal Bedroom with Ensuite and Dressing Room
- Guest Bedroom with Modern Shower Room
- Two Double Bedrooms Share the Modern Bathroom
- Countryside Views
- Quiet Hamlet close to Chew Magna
- Double Garage and Parking

Country living on the fringes of Chew Magna in a pretty hamlet with beautiful walks on your doorstep.

This a very spacious family home in a bespoke development offering flexible accommodation which has a stunning open plan living/family room to the rear with limestone tiling and underfloor heating and bi-folding doors seamlessly leading to the superb garden.

The home has a lovely flow with all rooms leading from the entrance hall - there are three further reception rooms, one with the benefit of a log burner and patio doors. The other two are currently used as a study and dining room.

The principal bedroom suite has a dressing room as well as a modern ensuite with underfloor heating. The guest double bedroom has a modern ensuite and fitted wardrobes. The other two bedrooms are both doubles and share a modern bathroom.

The beautiful (0.3 acre) garden wraps around the back and side of the home and has many shrubs, trees and perennials. With organic vegetable beds and a wildlife pond – the garden has been planned to enjoy the lovely views and to catch as much sunshine as possible with three different patio areas. There is a well-stocked wildflower orchard area within the garden with apple, pear, damson and greengage trees. The garden also has a green house, summer house and log store.

To the rear of the garden there is an additional securely fenced paddock (0.6 acre) which is also included in the sale.

This is a very special property with lots to offer – it has been updated by its current owners and viewing is highly recommended. We are looking forward to showing you around - so please give our team a call.







## ABOUT THE VILLAGE

**Norton Malreward** is a pretty hamlet on the northern edge of the Chew Valley, perfectly placed if you are looking for countryside living with the benefit of an easy commute to Bath or Bristol. (Bristol 4 miles, Bath 14 miles). There are beautiful walks on your doorstep including the 17 miles Chew Valley Three Peaks Tour which has stunning views across the Chew Valley.

The village of Chew Magna is only a 5-minute drive away with a choice of three excellent pubs, a restaurant and two excellent cafés. The village has a Co-op Supermarket, Post Office, florist and gift shop. Other amenities include a butcher, pet shop, dentist, solicitors and estate agents.

Access to both the M4 and M5 is within a reasonable distance, railway stations at Bristol Temple Meads, Keynsham and Bath Spa provide services to London and the national rail network. Nearby Bristol International Airport has flights to Europe and connecting flights to the rest of the World.











**Ground Floor**

ENTRANCE HALL 10'9" x 17'5"  
 SITTING ROOM 21'6" x 12'0"  
 DINING ROOM 11'4" x 12'2"  
 STUDY 9'5" x 10'2"  
 KITCHEN/DINING/FAMILY ROOM 30'2" x 23'0"  
 BOOT ROOM 3'8" x 8'8"  
 UTILITY ROOM 9'5" x 10'2"  
 LOO 3'0" x 6'8"

DOUBLE GARAGE 17'4" x 17'8"

**First Floor**

LANDING 6'8" x 17'2"  
 PRINCIPAL BEDROOM 15'5" x 12'0"  
 DRESSING ROOM 6'0" x 5'5"  
 ENSUITE 8'4" x 8'8"  
 BEDROOM 11'7" x 11'7"  
 BEDROOM 14'3" x 10'2"  
 BEDROOM 13'1" x 11'7"  
 ENSUITE 9'1" x 6'3"  
 FAMILY BATHROOM 8'4" x 6'3"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
1482 sq.ft. (137.7 sq.m.) approx.



1ST FLOOR  
970 sq.ft. (90.1 sq.m.) approx.



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