



30A The Drive,
Stanton Drew, Bristol, BS39 4DQ

Robin King | Estate
Agents

30A THE DRIVE, STANTON DREW, BRISTOL, BS39 4DQ

A superb newly converted single storey 3 double bedroom detached home situated in a popular Chew Valley village with excellent local facilities and easy access to Bristol and beyond.

APPROX 981 SQ FT ACCOMMODATION • SPACIOUS SINGLE STOREY NEWLY CONVERTED PROPERTY • CONTEMPORARY MODERN WELL FINISHED INTERIOR • THREE DOUBLE BEDROOMS • TWO BATHROOMS (ONE EN-SUITE) • LARGE KITCHEN/DINING ROOM WITH BRAND NEW KITCHEN AND APPLIANCES • LOVELY VILLAGE LOCATION WITH FAR REACHING VIEWS • SOLAR PANELS AND AIR SOURCE HEAT PUMP • WITHIN 8.6 MILES OF TEMPLE MEADS STATION FOR MAINLINE SERVICES – LONDON PADDINGTON FROM 89 MINS • M5 WITHIN 14.4 MILES AT PORTBURY (ALL DISTANCES APPROX.)

The Old Scout Hut in Stanton Drew has recently been converted into a spacious 3 double bedroom single storey dwelling. With crisp white walls, practical Kardean flooring in the hallway, bathrooms and kitchen/dining room and fresh natural-coloured carpets elsewhere, this beautiful property is ready to move in to and make your own.

Entering through a welcoming front door immediately to the left can be found the family bathroom which is adjacent to bedroom 2; a double bedroom with views to the front of the property. To the right is the principal bedroom which has a matching en-suite with heated towel rail and spacious walk-in drench shower. Both this room and the third bedroom which is also a double feel very tranquil thanks to the lovely far-reaching views over the surrounding countryside.

The reception accommodation consisting of a spacious sitting room and large kitchen/diner, is located at the rear of the property. Each have French windows opening on to the garden. This ensures not only are these two rooms are flooded with light, but they also have access to a substantial paved terrace spanning the width of garden which provides an ideal opportunity for relaxing and entertaining friends or al-fresco dining.

The kitchen is newly fitted with smart grey worktops perfectly complimented by a good range of floor and eye level units. There is an integrated dishwasher, oven and microwave and space for both a washer/dryer and full height fridge freezer.





Outside – 30a The Drive is approached via an attractive block paved driveway with a small flowerbed to the right. A side return to the left of the property gives access to a good-sized, half-paved, half grassed enclosed rear garden which is neatly finished with featheredge fencing and ready for the new owner to move in.

Location – Situated in the picturesque village of Stanton Drew, this property is nestled at the end of The Drive and offers easy access to the rural surroundings and a small range of local facilities including a primary school, a public house, a church, and a village hall. The neighbouring village of Chew Magna has a good range of local shops including a well-stocked supermarket, master butcher, coffee shop, gift shops, post office and a pharmacy together with three popular public houses.

The village's situation in the Chew Valley offers commuters excellent access to Bristol which is 8 miles to the north and the Heritage City of Bath which is 13 miles to the east. Bristol International Airport is within 8.4 miles and access to the M5 motorway approx. 14.4 miles away, at Portbury. Mainline railway services are available within 8.6 miles from Temple Meads station – London Paddington from 89 minutes.



Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – Follow the the B3130 through Chew Magna and after approx. 1.5 miles turn right on to The Crescent follow this for about 1 mile where you will turn tight onto The Drive. After the road divides 30A can be found as the last property on the right.

SERVICES – Air Source Heat Pump, Solar Panel, Mains Electric & Water

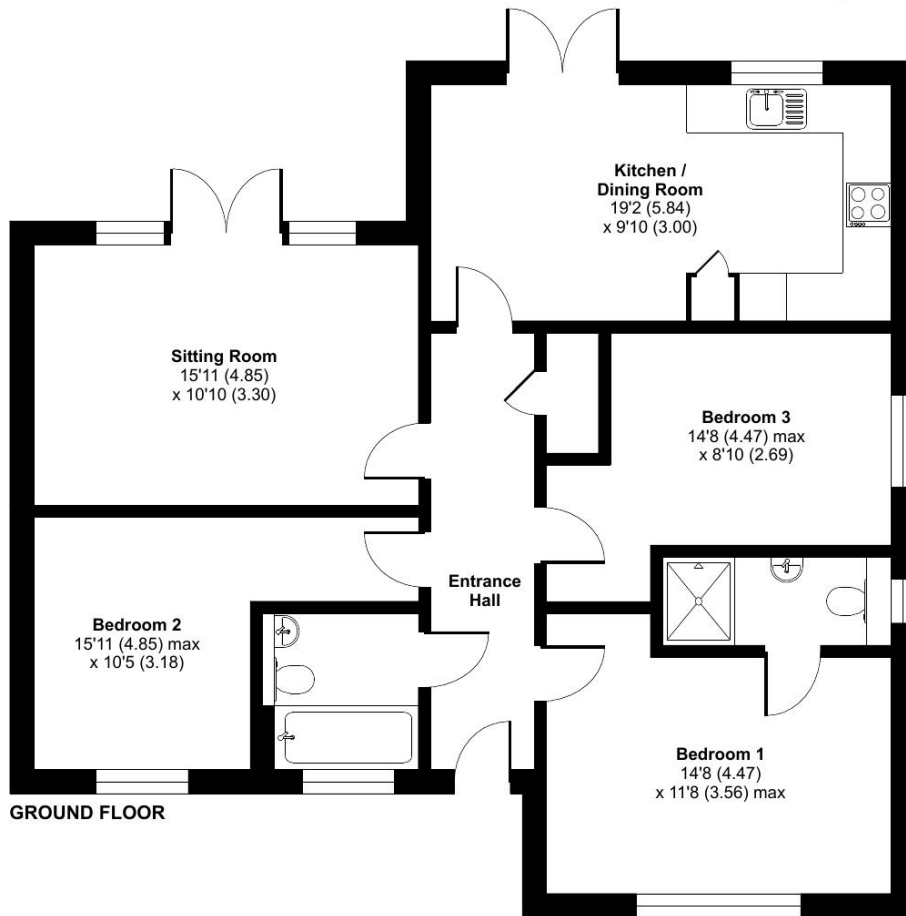
EPC RATING – To Follow

LOCAL AUTHORITY – Bath and North East Somerset could be subject to review.

COUNCIL TAX BAND TBC (2023/24) * Bandings for properties altered/extended since 1st April 1993

Approximate Area = 981 sq ft / 91.1 sq m

For identification only - Not to scale



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