



Bridge House, Streamside, Chew Magna, Bristol, BS40 8RQ

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- Detached Stone Residence
- Recently Renovated to High Standard
- Three Reception Rooms
- Conservatory leading to Garden
- Four Double Bedrooms
- Two Ensuites plus Family Bathroom
- Fully Enclosed with Electric Gates
- Pretty Gardens
- Garage and Parking



LOCATION LOCATION LOCATION!

A gorgeous period home in the premier Village of Chew Magna with stunning kerb appeal, pretty gardens and plenty of space for family living.

Entering the property via the garden path and stable door into the spacious and oh-so-stylish reception hall. The two reception rooms are either side and all have new sash windows and fireplaces. The kitchen is to the rear of the home which opens into the sunny garden room which in turn has French doors to the rear garden. The home flows really well and has been extended to create fabulous family accommodation.

Upstairs are 4 double bedrooms, two with their own stylish ensuite shower rooms all with views of the gardens, together with a family bathroom.

The pretty gardens are well stocked and there are mature trees with a well maintained lawn. The side driveway with electric gates leads to the detached garage with plenty of parking.

This property is in a very sought after location, a short walk to Chew Magna High Street and all the amenities it has to offer.

We are looking forward to showing you Bridge House so call our friendly team to arrange your viewing!

There is no forward chain.



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

ENTRANCE HALL 14'9" x 12'7"
 SITTING ROOM 16'0" x 12'7"
 SITTING ROOM 10'8" x 12'9"
 STUDY 11'9" x 9'1"
 CLOAKROOM/WC 7'9" x 3'3"
 KITCHEN 12'1" x 13'1"
 GARDEN ROOM 12'6" x 20'4"
 UTILITY ROOM 12'6" x 5'1"

First floor

BEDROOM 13'5" x 12'6"
 ENSUITE 5'6" x 8'4"
 BEDROOM 14'5" x 9'4"
 BEDROOM 12'1" x 10'7"
 BEDROOM 12'1" x 16'5"
 ENSUITE 7'3" x 4'0"
 BATHROOM 8'7" x 8'9"

Outside:

GARAGE 8'6" x 16'11"
 GARDEN STORE 9'5" x 3'9"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
 1316 sq.ft. (122.3 sq.m.) approx.



FIRST FLOOR
 904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 2220 sq.ft. (206.3 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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