



West Point, Winford Road, Chew Magna, Bristol, BS40 8QE

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- Detached Single Storey Property
- Large Living Room with Patio Doors
- Spacious Kitchen with Views
- Three Double Bedrooms and a Single
- Bathroom plus separate Loo
- Good Size Garden
- Single Garage and Parking
- In Need of Renovation
- Central Village Location
- No Forward Chain



Location, Location, Location and Huge Potential!

This spacious four bedroomed bungalow is set on a large level plot in a fantastic sought-after location towards the edge of the village and away from the road. It is close to Chew Magna high street and all the amenities this premier village affords. This property requires modernisation and updating and could be extended (subject to planning permission).

Approached via a driveway and entering into the large L-shaped hallway where all rooms flow well in a pleasing and practical layout. To the left side of the property are three double bedrooms and a fourth single bedroom, together with a shower room and loo.

Leading to the right-hand side of the property is a very spacious kitchen dining room – with access to the rear garden and a large picture window. There is a good range of fitted cabinets together with appliances.

To the end of the hallway at the far right side of the bungalow is the large sitting room together with a fireplace and French doors to the garden.

Outside to the rear of the house is a large terrace set right across the back of the property with access to the large level wrap-around garden with beautiful and far-reaching views over the surrounding countryside. The gardens are mostly laid to lawn with some planting together with shrubs and mature trees. To the front of the property is a driveway with parking for several cars together with a garage – the front gardens are again planted with shrubs and mature trees and surrounded by a natural hedge.

Chew Magna is a sought-after village within the heart of the Chew Valley, benefiting from being walking distance to the beautiful Chew Valley Lake, with its first-class fishing and sailing facilities. It is recognised as being the most desirable village in which to live, with a plethora of excellent pubs and restaurants including The Lazy Lobster, a fantastic seafood and wine bar and JARS, a sustainable delicatessen and barista bar.

The village has a Co-op Supermarket, café, Post Office, florist and an independent gift shop. The excellent Pearce's butchers on the High Street is very popular with Valley locals.

This energetic village has village Cricket, Rugby and Football club, and appeals to a diverse range of buyers seeking to enjoy the many attributes that the village has to offer. The forward-thinking curriculum of Chew Magna Primary School makes it popular with local families. Chew Valley 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.





ROOM DIMENSIONS
 HALLWAY 28'10" x 22'3"
 LIVING ROOM 19'3" x 11'9"
 KITCHEN 19'10" x 10'8"
 WC 5'1" x 3'8"
 BEDROOM 15'3" x 9'8"
 BEDROOM 12'0" x 9'9"
 BEDROOM 12'0" x 9'9"
 BEDROOM 8'9" x 8'2"
 BATHROOM 7'3" x 3'9"
 Outside
 GARAGE 13'1" x 11'5"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		