



Chew Court Cottage, Norton Lane, Chew Magna, Bristol, BS40

Chew Court Cottage

Chew Magna

- Period Semi-Detached Cottage
- Parking for Two Cars
- Sunny Sitting Room with Doors to Courtyard Garden
- Further Reception Room
- Bathroom with Shower and Bath
- Two Double Bedrooms
- South Facing Courtyard Garden
- Close to Local Amenities
- Village Location
- NO FORWARD CHAIN



This delightful period cottage is in need of modernisation and is waiting for you to make it home!

Step through the front door and into the well-presented kitchen. Across the entrance hall is a dining room/study area which leads into a sunny sitting room with fireplace and doors opening to a sunny courtyard - an ideal space for alfresco dining with family and friends. There's also a family bathroom with both a bath and a shower on this level.

Upstairs are two spacious double bedrooms one with dual aspect windows, framing views of the lovely surroundings.

Outside, there is off-street parking for two cars. This cottage is full of character and charm and is set in a great location close to all of village amenities in this highly sought after area of the Chew Valley.

There is so much potential here - please give us a call to arrange your viewing!

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

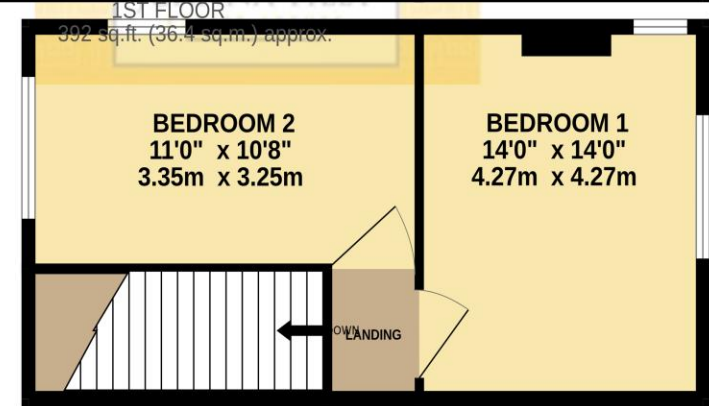
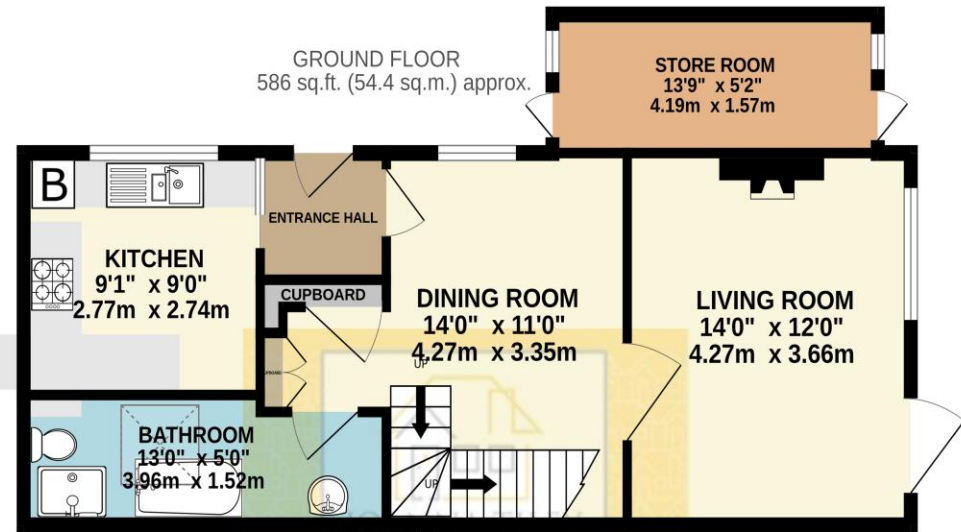
Ground Floor

KITCHEN 9'0" x 9'1"
 ENTRANCE HALL 5'4" x 4'9"
 DINING ROOM 14'0" x 11'0"
 SITTING ROOM 14'0" x 12'0"
 BATHROOM 13'0" x 5'0"

First Floor

LANDING 4'0" x 12'6"
 BEDROOM 14'0" x 14'0"
 BEDROOM 10'8" x 11'0"

STORE ROOM 13'9" x 5'2"



TOTAL FLOOR AREA : 978 sq.ft. (90.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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