

debbie fortune



THE ORCHARD

...the best of village life



Debbie Fortune Estate Agents
Chew Magna

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The Orchard, Norton Lane, Chew Magna BS40

LUXURY, DESIRABILITY, COMMUNITY

The Orchard is a luxury development of just eight bespoke houses, set in a convenient semi rural location on the outskirts of the sought after Chew Valley village of Chew Magna.

These eight exquisite traditionally constructed homes at The Orchard provide individually designed accommodation with excellent energy efficiency. Careful attention to detail is evident throughout and the high quality finish reflects a classic contemporary style. With a variety of house types to choose from, each property has its own landscaped garden, parking and/or garage. All properties will be covered by an LABC (Local Authority Building Control) warranty.



HIGHLIGHTS INCLUDE

- Designer kitchen by Porcelanosa with integrated appliances, granite work surfaces and glass splashbacks
- Stylish bathrooms and shower rooms by Porcelanosa with designer tiling
- Well insulated traditional construction with Viessman gas heating, radiators by Quinn, underfloor heating and thermal solar panels
- Stylish decor in Jasmine white with stainless steel light fittings and sockets, bespoke skirting and architraves and solid oak doors
- Log burner in the lounge
- Solid oak floors to the ground floor, carpets or tiles upstairs
- Intruder and smoke alarms
- White exterior finish with natural stone features and bespoke timber cladding
- Grey painted double glazed timber windows
- Landscaped grounds, including lawns, patios and parking



The above images are those of typical interiors to demonstrate quality and finish.



9 South Parade, Chew Magna, Bath & North East Somerset BS40 8SH

A Warm Welcome to Chew Magna

Surrounded by rolling hills, this much sought after Bath and North East Somerset village (www.chewmagna.org.uk) was voted in 2011 top out of the twelve best villages in the UK in a survey featured in the Sunday Times.



Chew Magna can trace its history back to Saxon times, and is popular with those who wish to escape from the city but have easy access to their place of work, being only 10 miles from Bristol, with its International Airport, 14 miles from Bath, mainline railway links and the M5 and M4 motorways.

SHOPPING

Bristol offers a huge range of high street and top end shopping, including Harvey Nichols and the Cabot Circus shopping centre. For a unique shopping experience, Bath offers more high street names and independent stores. The village itself has a primary school, excellent pubs, bank, a supermarket, nursery and an area of shops including a post office and cafe.

CULTURE

The cities of Bristol and Bath are known for their music and art culture, both having highly respected art galleries, museums, theatres and music venues and hosting various festivals including the Bath music festival, the Bristol balloon fiesta and the Bristol harbor festival. Both cities contain stunning and varied architecture, both historical and modern.

LEISURE AND PURSUITS

The picturesque countryside of the Mendips and the beautiful Chew Valley and Blagdon lakes are a few miles away for sailing and fishing. For those who prefer dry land, riding, walking, golf and cricket are just some of the other activities available close by.





SITE PLAN



About Simon James New Homes

Simon Crocker started SJNH in 1999 and is one of Bristol's well recognized independent housing developers. As well as carrying the LABC tag, SJNH are NHBC registered and are also proud winners of a 'Building for Life' award. The ethos is to deliver a quality product with an exacting high specification.

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