



8 High Street , Chew Magna, BS40 8PW

debbie fortune



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- An outstanding residence
- A true 'one off'
- Beautiful gardens with twisting stream
- Abundance of reception space
- Large bedrooms
- Totally private plot
- Within easy reach of Chew Magna's village amenities
- Off Road Parking and double garage

Price: POA

DESCRIPTION

This is a unique home, breath-taking in terms of both design and location.

The creative landscaping of the drive, with the double garage (with its electric car charging point), parking, and outbuildings, sets the scene for a property in which every detail has been carefully chosen for its aestheticism and commitment to ecological, regenerative systems. Every opportunity has been taken to minimise the carbon footprint of this house. The first solar roof slates to ever be installed on a residential building in England, for example, are apparently here on this house and the heating system is run on wood pellets.

The beauty of the buildings and gardens speak for themselves in the photographic images. It is a truly stunning location.

Built in 1966, this home was originally the kitchen garden of the large estate which was Acacia House, the Georgian mansion next door. Now the elevated position with its south-facing sweeping landscape, mature trees, walkways and year-round colour, is always leading the eye to the grass banks of the River Chew which is the natural boundary of the property. Here is a peaceful, and secluded slice of the English countryside and the natural world, and there is no viewpoint from the full-length windows, balcony or grounds which is troubled by clumsy human occupation.

We have noticed ...

Describing this home in full has proven tricky. It just offers so much! Call us today to arrange a viewing.

This haven is, nevertheless, right in the heart of Chew Magna village and there really is a comprehensive range of amenities; excellent schools, medical centre, great pubs, well-established family butcher, bank, post-office, churches, provisions, and a real sense of community.

Bristol Airport is close enough for convenience (10minute drive), but far enough not to be intrusive, and the roads to Bristol, Bath and the arterial motorways, make Chew Magna an ideal commuter base.

The house itself needs to be understood through viewing and experience. The design intends to maximise its connection with the outside. It is a large house which is capable of adaption to many functions. What follows is a necessary simplified description.

Currently, as the floor plan layout outlines, it is arranged as three large reception rooms on the entry level, with two double bedrooms with spacious en-suites on the garden level below. There is also a further bedroom with en-suite facilities, presently used as an office/study on the entrance floor.

There is an extensive wing to this original building, which includes a snug area, a sitting room, lanai garden room with vine, a galley kitchen, and in what was once the stable block, there is a large kitchen/dining area overlooking a wonderful enclosed Japanese garden, with a generous utility/ laundry/ catering space beyond all this. There is an additional staircase which leads to another master bedroom and double bedroom with a connecting shower room and dressing room.

Viewing is highly recommended.

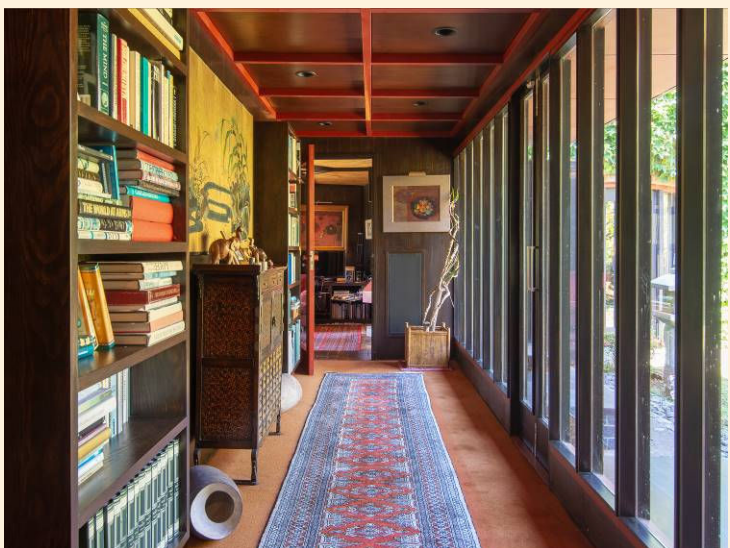


SITUATION

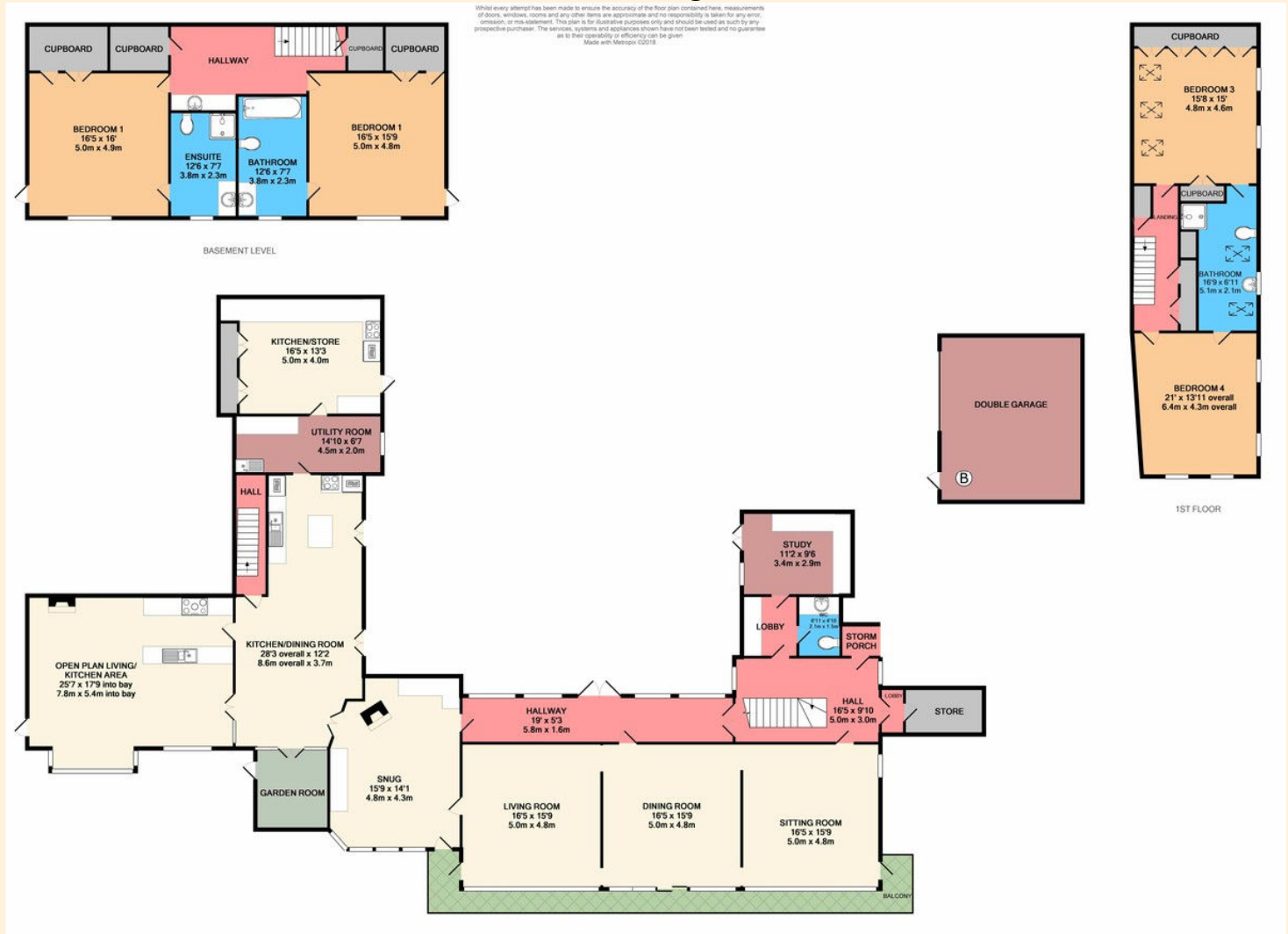
The village of Chew Magna was voted in 2011 top out of the twelve best villages in the UK in a survey featured in the Sunday Times. Surrounded by rolling hills, this Bath & North East Somerset village (www.chewmagna.org.uk) can trace its history back to Saxon times, and is popular with those who wish to escape from the city but have easy access to their place of work, being only 10 miles from Bristol, with its International Airport, mainline railway links and the M5 and M4 motorways. The picturesque countryside of the Mendips and the beautiful Chew Valley and Blagdon lakes are no more than a few miles away, and to the east is the Roman City of Bath, about a 30 minute drive away. The excellent local amenities include nearby schools, four pubs, bank, a supermarket, nursery and an area of shops including a post office and cafe.

DIRECTIONS

Travelling through the centre of Chew Magna from the East, proceed past the Debbie Fortune Estate Agents office and head out of the village towards Winford. Continue past further village amenities of both sides of the road and the property can be found, set back from the roadside, on the left hand side.



EPC Rating: E



debbie fortune ESTATE AGENTS

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