



Acacia House

High Street, Chew Magna, BS40 8PW

debbie fortune



Acacia House High Street Chew Magna Bristol BS40 8PW

- One of Chew Magna's finest homes
- Occupying a prime village location
- Grade II listed period home
- Boasting accommodation approaching 4300 sq ft
- Beautiful landscaped gardens
- Accommodation arranged over four floors
- Within easy reach of Chew Magna's village amenities
- Chew Valley school catchment area

Price Guide £1,350,000



DESCRIPTION

Arguably one of Chew Magna's finest homes!

Occupying an enviable position on Chew Magna's iconic High Street, 'Acacia House' is an evocative and truly impressive grade II listed family home of significant historical merit, occupying the larger part of the original residence and retaining the original entrance hall and staircase, which is now looking for a new custodian. Dating back to the early 1700's the property boasts beautifully proportioned accommodation which simply bursts with period charm, principally arranged over four levels, the property offers an incredibly versatile footprint of approaching 4400sqft. Adding to the tremendous appeal of 'Acacia House' is a wonderfully maintained and private rear garden. This grand period residence is must see home which simply has to be viewed to be appreciated.

Approached to the front over a shingle stone driveway, the impressive facade of the house is immediately welcoming with the striking elevations of the house being constructed of local Bath stone under a traditional slate tiled roof. The traditional half glazed front door features an impressive stone portico that mirrors the smart moulded architraves that surround the beautiful original sash windows of the house. Entering the property you are greeted by a small entrance vestibule which in turn opens into a grand and light filled entrance hallway. The inner hallway, from which the majority of the ground floor rooms can be accessed, boasts a feature tiled floor, and a superb winding staircase that provides access to the upper floor. The ground floor in brief comprises a large and well proportioned drawing room which links seamlessly through to the dining room via a feature ornate arch, with the drawing room boasting a gorgeous stone fireplace. The beautifully appointed kitchen features skilfully crafted hand built units along with a Bristol Blue three oven AGA. There is ample space for a breakfast table which can be positioned to overlooking the glorious gardens. A further snug/sitting room is ideal for those less formal occasions and also features a lovely feature fireplace. Completing the ground floor



accommodation is a separate utility room and a useful cloakroom/wc.

Accessing the first floor by the aforementioned staircase, you are greeted by a large galleried landing, with a feature arched window to one end. The landing area leads to two good sized double bedrooms including the wonderful master suite which benefits from a dressing room and en-suite bathroom. The second guest bedroom is serviced by a well presented family bathroom. On the upper second floor are a further four, well proportioned bedrooms, all of which are of double in size. We see real potential to add a further bathroom to this floor, subject of course to relevant planning permissions.

Completing the spacious accommodation of Acacia House is the basement level which is accessed via a discrete door beneath the entrance hallway. The descending stone steps lead down to the cellar space, a vast impressive area which is sectioned into various smaller chambers, offering huge potential to create additional accommodation, office/ workshop space, wine cellar or indeed just be utilised as an accessible storage area.

The aforementioned gardens extend to both the rear and side of the house. Mainly laid to lawn over several landscaped tiers the garden is incredibly private and offer a calm and tranquil position to enjoy the summer sun without the hustle and bustle of the busy High Street, quite surprising for a house so centrally located in the village. The various seating and entertaining areas are perfect for hosting a summer soiree or barbecue. Along with access to the side of the

We have noticed ...

This beautiful property has so many period features including high ceilings, decorative cornices, feature fire places and has a wonderfully light and airy feel.



house the garden can also be accessed by stone steps leading from the kitchen. To one side of the house there is a double car port and to the front of the house there is ample off street parking for a good number of vehicles with easy turning space.

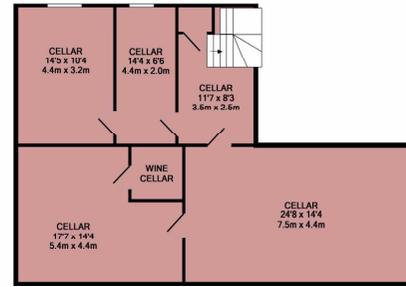
SITUATION

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.

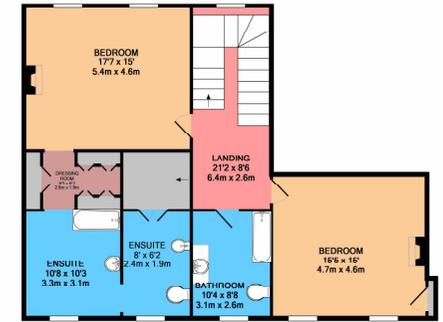
DIRECTIONS

Travelling through the centre of Chew Magna from the East, proceed past the Debbie Fortune Estate Agents office and drive straight ahead towards the High Street. Acacia House can be found just past the Co-operative store, on your left hand side.





BASEMENT LEVEL
APPROX. FLOOR
AREA 89 SQ.FT.
(8.9 SQ.M.)

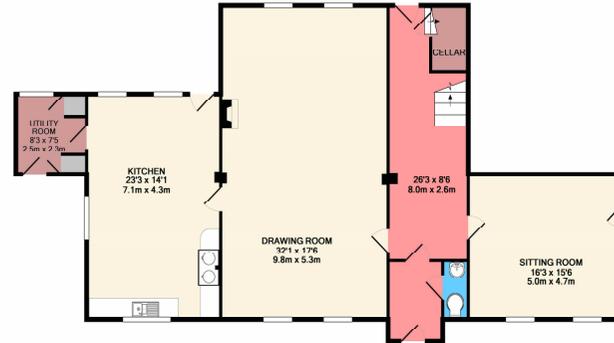


1ST FLOOR
APPROX. FLOOR
AREA 108 SQ.FT.
(10.9 SQ.M.)

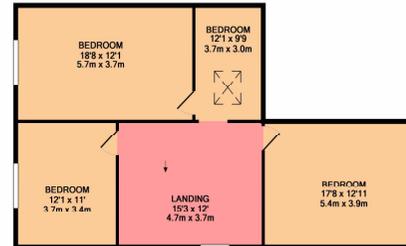
TOTAL APPROX. FLOOR AREA 434 SQ.FT. (40.2 SQ.M.)

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The floor plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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GROUND FLOOR
APPROX. FLOOR
AREA 148 SQ.FT.
(13.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 150 SQ.FT.
(13.9 SQ.M.)

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