

# THE FIRS

6 HIGH STREET • CHEW MAGNA



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*A wonderful village house enjoying a south facing aspect and garden running down to the River Chew*

Entrance hall • cloakroom • kitchen / breakfast room  
dining room • drawing room • sun room

Bedroom 1 with ensuite shower room • 3 further bedrooms  
bedroom 5 / study • family bathroom

Extensive parking • double garage • gardens and terraces  
incorporating summer house  
kitchen garden and frontage to the River Chew

Bristol (10 miles) • Bath (15 miles) • Wells (14 miles)  
Bristol Airport (6.5 miles) • M4 - J19 (10 miles) giving access east  
towards London M5 - J19 (14 miles) giving access to the south  
west and midlands • The railway network is from Bristol Temple  
Meads (9 miles) or Bath Spa (15 miles), both providing access to  
London Paddington and the national network beyond  
(all distances approximate)

These particulars are intended only as a guide and must not be relied upon  
as statements of fact. Your attention is drawn to the Important Notice on  
the last page of the text.





## Situation

The Firs is situated on the High Street of Chew Magna, regarded as being one of the most sought after villages in the Chew Valley.



Chew Magna facilities include a bank, post office, travel agents, gift shops, 3 public houses, primary school, church, butcher, chemist, hairdresser, dentist, vet and general store. More extensive shopping can be found at Bristol, Bath and Wells.



Highly regarded primary school and secondary school (Chew Valley Secondary) which is half a mile outside the village. Numerous private schools are in Bristol, Bath and Wells, as well as Millfield in Street.



From the village there are numerous walks stretching through the surrounding countryside and towards Chew Valley Lake and the Three Peak Walk and Mendip Hills. Sailing and fishing is on the Chew Valley Lake. Fishing on Blagdon Lake. There is a local cricket club, rugby club and sport/fitness centre.

## For Sale Freehold

The Firs is a wonderful Grade II listed home, believed to date back to the 1760s and extended in the 1790s. The house was subsequently split into two dwellings in the 20th Century.

There are numerous period features including sash windows and working shutters, detailed fireplaces including a Jetmaster fireplace in the drawing room, ceiling coving and panelling with alcoves. The property has a wonderful sense of space and light with the rear elevation enjoying the southerly views down the garden towards the River Chew and beyond.

The accommodation is carefully designed to provide enormous flexibility across four floors, with the ground and first floor incorporating the main proportion of the space. A particular feature is the fully fitted kitchen with Aga and electric module which opens out to the dining room which is currently used as a sitting room. This in turn leads to the drawing room and both rooms have south facing views. There is access to the lower ground floor where there is a bedroom which historically has been used as a family room or home office. This floor provides extensive storage including two cellars.

The first floor is approached by a staircase which passes the sun room giving access to the rear garden and grounds. A light and spacious landing gives access to three bedrooms. Bedroom 1 has a fitted cupboards and an en-suite shower room and bedroom 5 is currently used as a study. There is a family bathroom with a large walk in shower also on this floor and the staircase continues to

bedroom 2 which has access onto a leaded flat roof which takes in the panoramic views across the surrounding area.

### Outside

The property is approached from the village high street through wrought iron gates mounted on stone pillars. A gravelled parking area is to the front and side of the property and there is access to the double garage.

The rear gardens are a particular feature of the property and enjoy the southerly aspect. They are mature grounds with well stocked borders and numerous specimen trees which gives a sense of maturity that compliments the house.

The initial garden incorporates a gravelled seating area and there is access to a level lawn enclosed by beech hedging. Below is a further enclosed level lawn which has a summer house with power and lighting. Steps give access the remaining garden where there is a greenhouse and raised vegetable beds. A pathway leads to the banks of the river Chew.

### Services

All main services are connected to the property. Gas fire central heating.

### Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

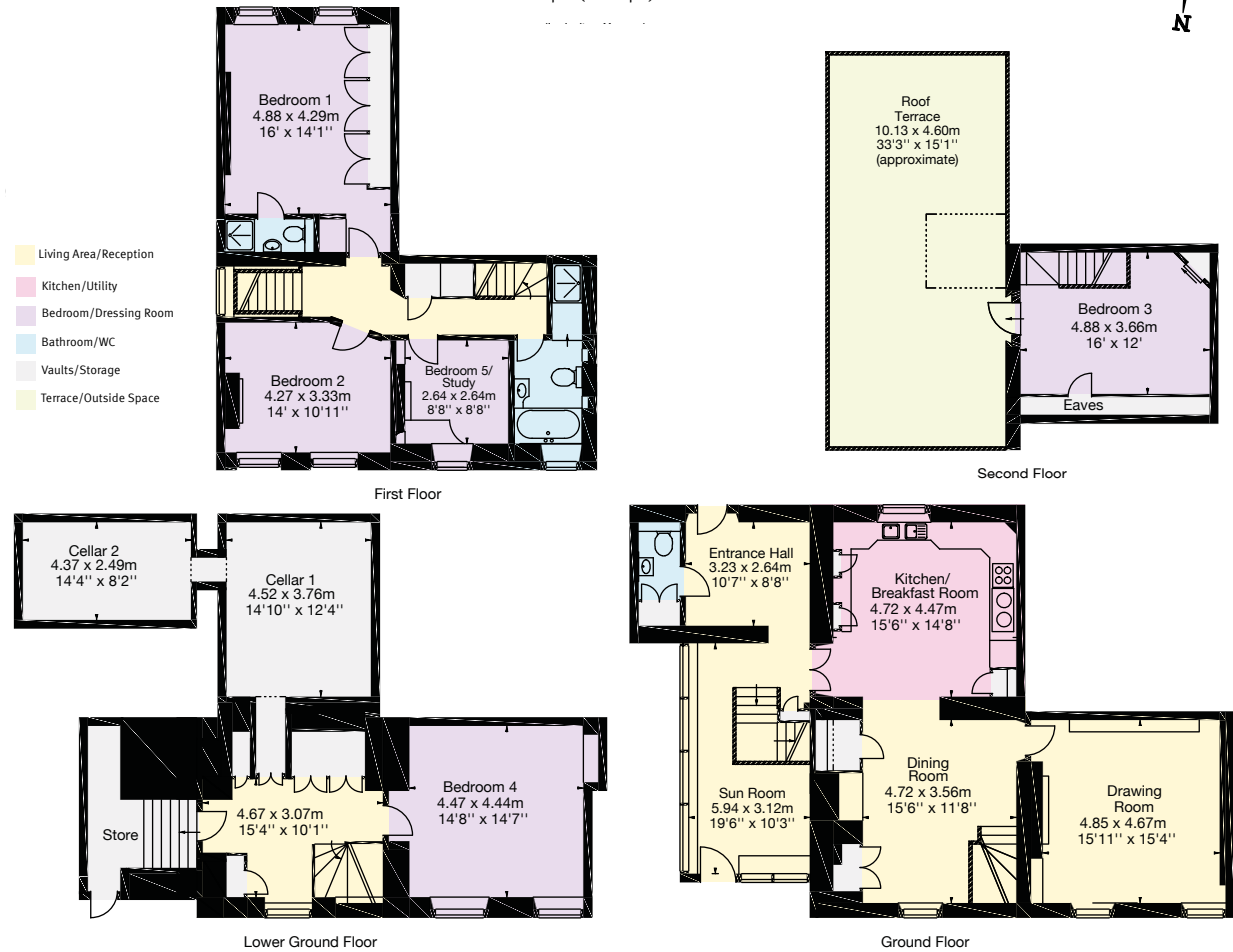
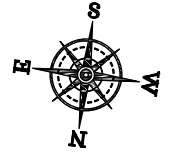
### Local Authority

Bath & North East Somerset Tel : 01225 477 000

### Directions (BS40 8PW)

From Bristol take the A38 southward. Pass Barrow Reservoirs on the left hand side and take the next road B3130 signed Chew Magna. Continue on this road, passing through the village of Winford, to Chew Magna. On entering Chew Magna continue down the High Street and before the centre of the village the property can be found on the right hand side.

APPROXIMATE GROSS INTERNAL FLOOR AREA  
(No less than)  
279 sq.m (3,012 sq.ft)  
Outbuildings  
(No less than)  
34 sq.m (375 sq.ft)



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