

Court Lodge

A contemporary property - light and airy set in the sun trap
of an old walled garden



Stanton Drew, Near Bristol



Court Lodge

Stanton Drew, Near Bristol

A refurbished, contemporary property tucked away in a private and tranquil setting within a stone walled garden. This sunny four/five bedroom single story property is located in the historic and picturesque village of Stanton Drew.

Accommodation

Kitchen/Family Room ♦ Sitting Room ♦ Study
Dining Room/5th Bedroom ♦ Boiler Room
Cloakroom ♦ Utility Room
Master Bedroom with Dressing Room
Guest Bedroom with En-suite
Third Bedroom with En-suite
Single Bedroom
Family Bathroom

Outside

Delightful Gardens ♦ Integral Double Garage
Sunny Terrace

Bristol 8 Miles ♦ Bath 13 Miles
Wells 17 Miles

RECENTLY REFURBISHED



Killens

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS & PROPERTY AGENTS



Situation

Court Lodge is situated in the picturesque village of Stanton Drew. Stanton Drew is a popular village situated within the Chew Valley. Within the village, there is a small range of local facilities including a primary school, a public house, a church and a village hall. The village is also famous for its stone circles, these ancient monuments date from 3000 – 2000 BC and display the second largest stone circle in Britain.

The neighbouring village of Chew Magna has a good range of local shops including a well-stocked supermarket, master butcher, coffee shop, travel agent, post office and a bank. There are also four public houses nearby, one of which (The Pony and Trap) has been awarded a Michelin star.

The village's situation in the Chew Valley offers commuters excellent access to the regional Centre of Bristol which is 8 miles to the north and the Heritage City of Bath which is 13 miles to the east. The Cathedral City of Wells, which offers further facilities, is 17 miles to the south.

The Chew Valley and Blagdon lakes are close by, notable for their fishing, birdlife, sailing and nature study amenities. A visit to Salt and Malt at Chew Valley Lake is highly recommended, as this modern tearoom/fish restaurant is owned by the same family as The Pony and Trap. The Mendip hills, well

known for their limestone features, provide a wide range of informal leisure opportunities.

The House

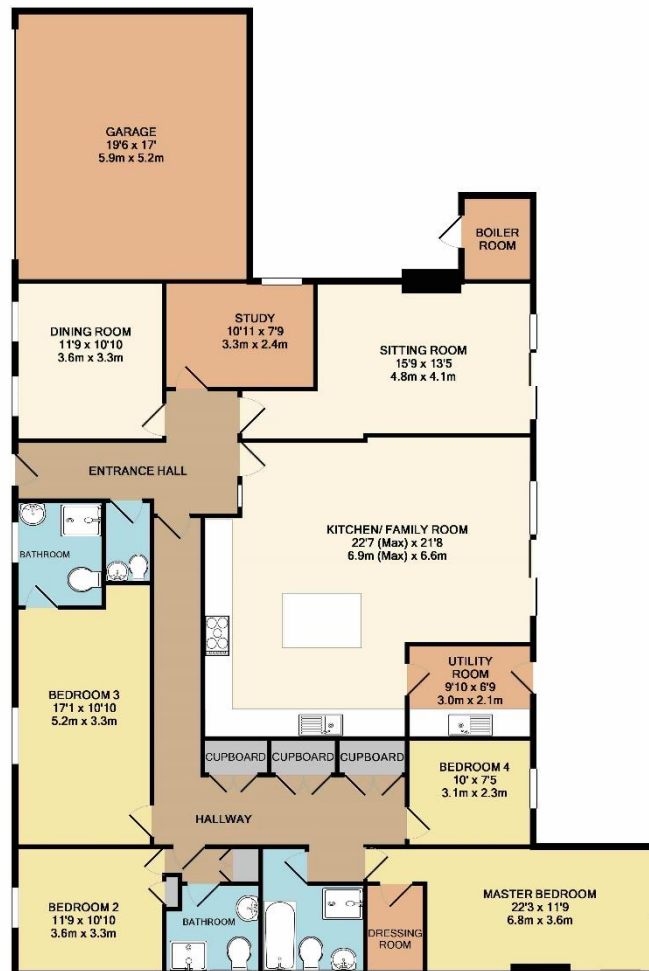
Court Lodge is a unique, contemporary and private property that offers spacious accommodation throughout. It arguably has one of the finest settings in this historic and picturesque village.

The property is approached through an electric operated gate leading to a gravelled courtyard. You enter the property into the spacious reception hall with views through the property towards the landscaped southerly gardens to the rear.

Straight ahead you will find the kitchen dining room with a family area. The kitchen has fully integrated modern units with a centre island, finished in quality granite. The kitchen also has a separate utility room.

The generous sitting room has sliding doors that lead out onto the sunny terrace and rear garden the garden. Within the room there is also a working open fire place. Court Lodge also has a dining room and study which could also used as additional bedrooms.

The house benefits from four bedrooms. The substantial master bedroom overlooks the back garden and also benefits from a dressing room. Bedroom four is next to the



TOTAL APPROX. FLOOR AREA 2311 SQ.FT. (214.7 SQ.M.)

Whilst every attempt 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 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.
Made with Metropix ©2016

master bedroom and should any potential purchasers want more space, the fourth bedroom could be knocked through to provide a bigger master suite.

Bedroom two and three are both double bedrooms and both feature en-suites. They are fitted with showers, wash hand basins and a W/C.

There is also a family bathroom which is fitted with a bath, shower, wash hand basin and a W/C and a cloakroom which is located by the entrance to the property.

Outside

Court Lodge boasts beautiful and private gardens which are enclosed by a 10ft stone wall. The rear garden features a well laid lawn with a back drop of wide shrubbery and flower borders. From the rear of the property all principle rooms face onto the garden.

The properties front courtyard has parking and turning space for many vehicles and a double garage.

Education

There are a wide range of educational establishments at all levels in the area within the public and private sectors. The local primary and secondary schools are East Harptree Primary School and Chew Valley Secondary School, both of which are highly rated. There is also a good selection of readily accessible private schools in the locality.



01275 333993

5 South Parade
Chew Magna, BS40 8SH
chewmagna@killens.org.uk



IMPORTANT NOTICE

V1

Killens and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and any plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Killens have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GENERAL PROPERTY INFORMATION

Tenure

The property is of freehold tenure with vacant possession upon completion.

Outgoings

Council Tax Band - F

Services

Mains water, drainage, electricity and oil fired central heating.
EPC Rating D

Fixtures and Fittings

All those items usually regarded as retained to the Vendors are specifically reserved out of the sale, although some may be available to the purchaser if required at valuation.

Public Authorities

Bath and North East Somerset Council [Tel: 01225 477000](tel:01225477000)

Postcode

BS39 4EP

Viewing

Strictly by appointment with the Vendor's Agent, Killens,
Telephone 01275 333993

Directions

From Chew Magna proceed towards Pensford. Upon reaching the Round House, turn right. Pass over the stone bridge. After passing Stanton Court on the left hand side, take the left hand fork signposted Stanton Drew Historic Stone Circles. Bear to the left and Court Lodge can be found on your left hand side.

