



CHEW VALLEY VILLAGE

DJ&P **Newland Rennie** | RESIDENTIAL

# CHEW VALLEY VILLAGE

Arguably one of the finest locations in the area!

A once in a lifetime opportunity to create your own bespoke property from a completed, weather-proof shell and work with a project manager to finish internally to your own requirements.

- 2971sq ft (276sq meters) internal space
- Stunning location
- Views, views and more views
- Five bedrooms – 4 doubles
- Two en suites
- Two walk in dressing areas
- Porch and Hall
- Open plan Kitchen 18ft /dining 18ft
- Separate sitting room 27ft
- Utility & cloakroom
- Large plot

Barley Wood Stables, Long Lane,  
Wrington, North Somerset, BS40 5SA  
wrington@djandp.co.uk  
Tel 01934 864300  
www.djandp.co.uk

## DESCRIPTION

This plot has been developed from an original house standing in large grounds of about half an acre. Full planning consent has been approved from Bath and North East Somerset to create this 5 bedroom house.

## STAGE OF CONSTRUCTION

The exterior of the property has been completed to a high standard with R9 doors and windows, Marley Cedral cladding and render finish. The 140mm insulated “warm” roof system has a 30 year guarantee. Internally the staircase and floors have been installed and “first fix” electrics are proceeding. Boundary and retaining walls are in place.

## SITUATION

The position is quite superb, slightly elevated with a private drive leading from the lane onto a wide frontage at the front of the house. The gardens wrap around both sides to the rear of the property which borders open farmland and has tremendous views, taking in the Ancient Monument Stone Circle.

Although only a small village, it has a Primary School, Public House and Parish Church, and is also well known for its historical Stone Circles. Bristol and Bath are both within daily commuting distance being some 7 and 14 miles away respectively. The village of Chew Magna is just 2 miles away where most village facilities can be found. It is a short distance away by car from the Chew Valley Lakes, where there are recreational facilities such as fishing, sailing and bird watching.

## ACCOMMODATION

The spacious internal accommodation will be laid over two floors with a central hall with staircase leading to the first floor. It is currently designed with the kitchen and dining room on an open plan basis, with a large separate sitting room with wide openings onto the garden. Porch, cloakroom and utility. There will be five bedrooms on the first floor, four of which are double rooms, the master being very large with superb views, en suite and walk in dressing area. The guest bedroom is also designed with an en suite and walk in dressing area. The three other bedrooms will share a family bathroom.

However at this early stage there can be some flexibility with internal space and certainly upon finish.

## OUTSIDE

The house is approached from the lane via a private drive onto a wide frontage to the house. The house stands prominent on the site well back from the drive with good size gardens and outstanding views.

Provision for garaging has been taken into account.

Landscaping can be arranged.

## LOCAL AUTHORITY

Bath & North East Somerset

## VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel: 01934 86300.

## GUIDE PRICE

The pricing will be staged and determined by the level of build, the current guide price is £725,000.

## REFERENCE

	25459/19/10/17
Amendment 1	25459/1/12/01/18
Amendment 2	25459/2/23/05/18

## PLANS AND PARTICULARS

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## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

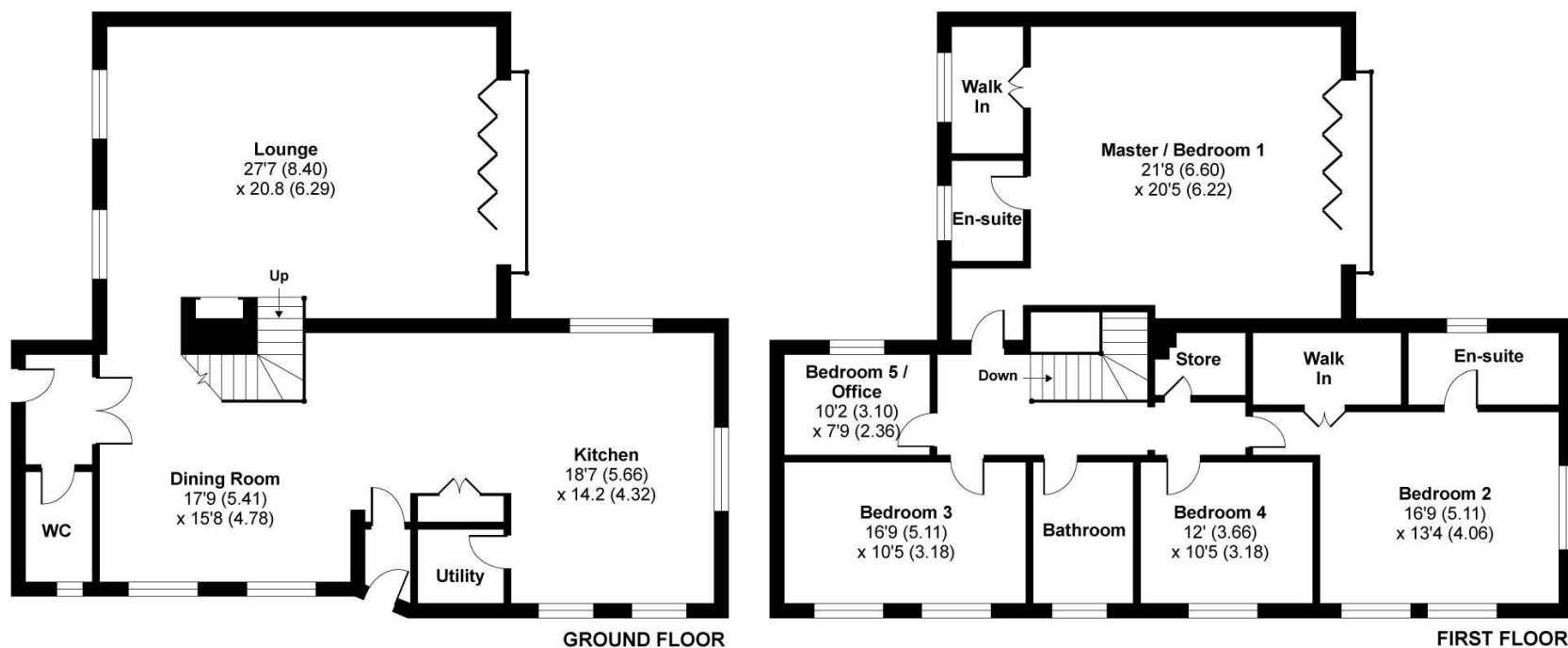
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## Upper Stanton, Stanton Drew, Bristol, BS39

APPROX. GROSS INTERNAL FLOOR AREA 2971 SQ FT 276 SQ METRES



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