



Jasmine Cottage, Tunbridge Road, Chew Magna, Bristol, BS40

Jasmine Cottage, Tunbridge Road, Chew Magna, Bristol, BS40 8SP

- Stone Built Cottage
- Four Bedrooms with Two Bathrooms
- Sought After Location
- Large Sitting Room with Log Burner
- Beautiful Kitchen Dining Room
- Lovely Sunny Gardens and Small Orchard
- Parking and Double Garage
- Close to All Village Amenities
- Semi-Detached
- Lovely Walks from Your Doorstep



Jasmine Cottage is a very stylish four bedroom home and immaculately presented throughout - it retains a period feel with lovely sash windows and thick cottage walls, whilst also providing modern comforts such as a well fitted contemporary kitchen, bathroom and en-suite shower room.

Entering the property into the welcoming double height hallway from which all rooms flow nicely, the large double aspect sitting room leads off and has a wood burning stove with exposed brickwork. From the sitting room there is direct access into the bright and airy kitchen dining room which in turn has French doors onto the terrace and garden.

In the hallway an essential downstairs loo completes the first floor.

The first floor has four bedrooms – the principal of which is dual aspect and has a stylish ensuite shower room and fitted wardrobes. Three further bedrooms share a family bathroom.

Outside is a pretty garden which is a very generous size – unusual in this fabulous central village location, together with a double garage and parking.

Chew Magna's vibrant high street and all the amenities it affords is a stone's throw away – a perfect location - and there are also lovely countryside walks direct from your front door too!

Please do call us to arrange your viewing of this lovely home which is truly worthy of the description location, location, location!

Chew Magna is within walking distance of the beautiful Chew Valley Lake with its first-class fishing and sailing facilities. It is recognised as being the most desirable village to live in with a plethora of excellent pubs and restaurants including The Lazy Lobster, a fantastic seafood and wine bar (where you can also buy fresh seafood by day) the recently opened Chew Valley Gin Distillery and JARS, a sustainable delicatessen and barista bar.

The village has a Co-op Supermarket, café, Post Office, florist and gift shops. The excellent Pearce's butchers on the High Street is very popular with valley locals. This energetic village has village Cricket, Rugby and Football clubs.

The forward-thinking curriculum of Chew Magna Primary School (www.chewmagna.bathnes.sch.uk) makes it popular with local families. Chew Valley School Comprehensive School is well regarded with an excellent sixth form. (www.chewvalleyschool.co.uk)

The village is perfectly placed for commuting to both Bristol and Bath and there is a regular bus service to Bristol from the village. Railway stations at Bristol Temple Meads and Bath Spa provide access to London and the national rail network. Access to both the M4 and M5 is within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





ROOM DIMENSIONS

GROUND FLOOR

- Open Porch: 9'9" x 3'8"
- Entrance Hall: 10'2" x 9'10"
- Sitting Room: 13'0" x 21'4"
- Kitchen: 7'2" X 11'3"
- Dining Room: 16.1" x 10'8"
- Loo: 5'5" x 3'4"

FIRST FLOOR

- Bedroom: 13'3" x 11'5"
- Ensuite: 6'5" x 5'4"
- Bedroom: 10'6" x 7'7"
- Bedroom: 10'6" x 8'
- Bedroom: 9'5" x 7'6"
- Bathroom: 6'5" x 5'4"
- Landing: 21'8" x 2'7"

OUTSIDE:

Double Garage 20'0" x 16'6"



TOTAL FLOOR AREA: 1521 sq.ft. (141.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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