



Daisy Cottage, 39 High Street, Chew Magna, Bristol, BS40 8PR

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- Period Property Full of Charm
- Bathroom with Freestanding Bath
- Pretty Cottage Garden
- Utility Area with Separate Loo
- Sitting Room with Wood Burner
- Summer House at Bottom of Garden
- Kitchen with Range Style Cooker
- Sash Windows with Shutters
- Two Double Bedrooms
- Walk to the Village

PERIOD COTTAGE IN A GREAT VILLAGE

What a little gem we have here in this 1840 property full of charm and character.

A welcoming vestibule leads into the sitting room with a wood burner, sash windows with shutters and a window seat overlooking the pretty front garden. To the rear of the cottage is a country style kitchen with ample storage and a useful utility area and separate Loo.

French doors give direct access to the garden.

Upstairs there are two double bedrooms with Oak floors sharing a great size bathroom with a free standing bath.

The garden is designed to create a relaxing vibe ideal for eating outside in the good weather with well stocked borders and some trees.

A recently added Summer House is a lovely hide away with a cup of tea or glass of wine to unwind after a busy day.

Looking forward to showing you this beautifully presented village property.

Chew Magna is a sought-after village within the heart of the Chew Valley, benefiting from being walking distance to the beautiful Chew Valley Lake, with its first-class fishing and sailing facilities. It is recognised as being the most desirable village in which to live, with a plethora of excellent pubs and restaurants including The Lazy Lobster, a fantastic seafood and wine bar and JARS, a sustainable delicatessen and barista bar.

The village has a Co-op Supermarket, café, Post Office, florist and an independent gift shop. The excellent Pearce's butchers on the High Street is very popular with Valley locals.

This energetic village has village Cricket, Rugby and Football club, and appeals to a diverse range of buyers seeking to enjoy the many attributes that the village has to offer.

The forward-thinking curriculum of Chew Magna Primary School makes it popular with local families. Chew Valley Comprehensive School is well regarded with an excellent sixth form.

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 MEASUREMENTS

GROUND FLOOR

Sitting/ Dining Room 22' x 13'6"
 Kitchen 16'4" x 7'10"
 Utility 4'7" x 2'6"
 WC 4'7" x 2'6"

FIRST FLOOR

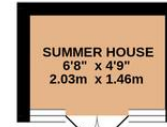
Bedroom 12'6" x 10'3"
 Bedroom 11'5" x 7'4"
 Bathroom 9'5" x 7'3"

OUTSIDE

Summer House 6'8" x 4'10"

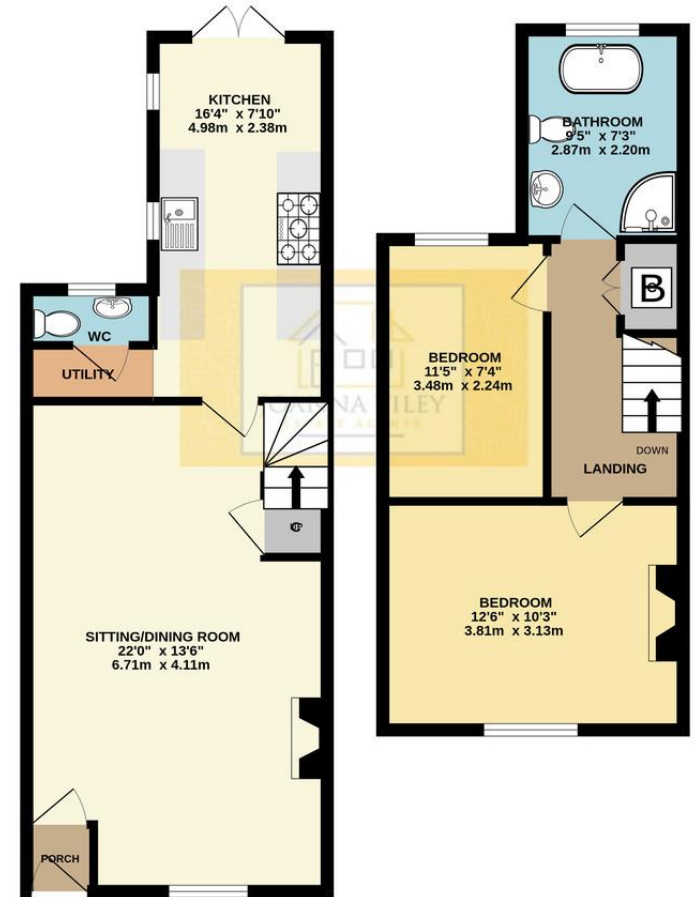


OUTBUILDING
 32 sq.ft. (3.0 sq.m.) approx.



GROUND FLOOR
 448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
 359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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