



Applewick Mill Place, Bromley Road, Stanton Drew, Bristol, BS39



# Applewick Mill Place, Bromley Road, Stanton Drew, Bristol, BS39 4ER

- Delightful Location
- In Need of Updating and Renovation
- Detached Mid Century c2000sq.ft.
- Kitchen with Aga
- 3 Reception Areas
- Four Double Bedrooms
- Two Bathrooms
- Grounds of 1/3 acre
- Tandem Double Garage plus Parking
- No Forward Chain



## FANTASTIC LOCATION!

Are you looking for a beautiful project? If so, this gorgeous property will be of interest! This home is the essence of peace and tranquilly set in one third of an acre.

This mid-century one-off property is a little different with a natural flow from room to room all overlooked by a galleried landing.

The kitchen has an Aga and looks over the stunning garden.

Two of the double bedrooms and one of the bathrooms are located on the ground floor, whilst the other two double bedrooms and bathroom are upstairs leading from the gallery landing.

Outside is a delight with a well stocked garden of one third of an acre. Apple trees, Magnolias and seasonal planting which all create a well cared for space with a large lawn

The winding shared tree-lined drive from the village leads onto the property with parking and a tandem double garage.

This is a favourite with us at JTEA and we are really looking forward to showing you around - so do call us now.

**Stanton Drew** is famous for its three prehistoric Stone Circles. The Great Circle at 113 metres in diameter is one of the largest in the country and has 26 surviving stones.

There is a very popular village pub with good food and which regularly hosts live music evenings, a church and a village hall that can be hired for social events.

Stanton Drew Primary School has an outstanding Ofsted report. There is transport to nearby highly regarded Chew Valley Comprehensive School which also has an excellent sixth form.

The village is perfectly placed for commuting to both Bristol and Bath. The City of Wells is a 15 minutes' drive away and neighbouring village, Chew Magna, has a wealth of amenities including good pubs, a supermarket and high street butcher. There is a regular bus service from Stanton Drew to Bristol and access to London and the national rail network via Bristol Temple Meads and Bath Spa stations. Access to both the M4 and M5 are within a reasonable distance and air travel via Bristol International Airport with flights to Europe and connecting flights to the rest of the world.









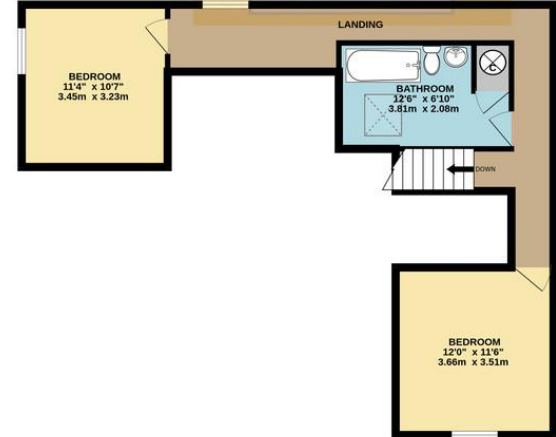
## ROOM DIMENSIONS

### GROUND FLOOR

Entrance Hall 10'4" x 7'4"  
 Kitchen 12' x 11'4"  
 Sitting Room 14'9" x 12'6"  
 Sitting Room 10'7" x 8'9"  
 Dining Room 17'11" x 15'1"  
 Utility Room 9'4" x 7'7"  
 Bedroom 19'4" x 10'7"  
 Bedroom 12'2" x 7'7"  
 Bathroom 13'9" x 6'2"  
 Garage 17'11" x 9'5"  
 Carport 17'6" x 9'10"

### FIRST FLOOR

Bedroom 11'4" x 10'7"  
 Bedroom 12' x 11'6"  
 Bathroom 12'6" x 6'10"



TOTAL FLOOR AREA : 2072 sq.ft. (192.5 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		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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