



West View, The Chalks, Chew Magna, Bristol, BS40 8SN



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- Village Location
- Country Style Kitchen
- Two Reception Rooms
- Bonus Room
- Two Double Bedrooms
- Family Bathroom
- Period Features Throughout
- Pretty Garden
- Beautifully Presented
- Close to all Amenities



## GREAT PROPERTY, GREAT VILLAGE

This beautifully presented home in the heart of Chew Magna, is so very stylish with period features throughout. The sitting room has a feature fireplace with a wood burner, oak floors and wall panelling which leads into an open plan kitchen/dining area, again with a period feature fireplace. A stable door from the kitchen leads to the pretty enclosed garden.

An all-important downstairs loo and plenty of storage completes this level. Upstairs the principal bedroom has a full wall of fitted wardrobes and the second double bedroom also has a built-in cupboard. There is a generous sized bathroom which is modern with a separate shower and bath which completes the first floor.

A very useful bonus room in the basement could be used as you wish with a separate door leading from the front of the property.

You really must view this gorgeous property to see how much it has to offer – it is a lovely one! Please do give us a call to arrange your viewing!

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 DIMENSIONS

### GROUND FLOOR

Sitting Room 15'0" x 13'4"  
 Utility 7'0" x 3'0"  
 Kitchen/ Dining/ Family Room 22'4" x 14'3"  
 WC 6'0" x 3'0"

### LOWER GROUND FLOOR

Bonus Room 15'8" x 11'11"

### FIRST FLOOR

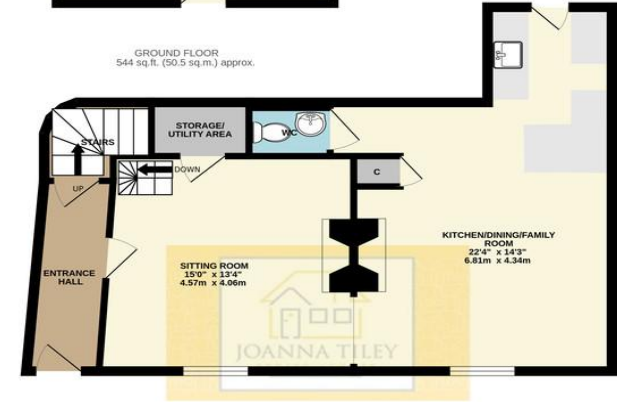
Bedroom 13'3" x 10'4"  
 Bedroom 14'4" x 10'7"  
 Bathroom 8'6" x 7'3"



LOWER GROUND FLOOR  
182 sq.ft. (16.9 sq.m.) approx.



GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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