



Riverview, Tunbridge Road, Chew Magna, Bristol, BS40 8SP

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- Detached Family Home
- Popular Village Location
- Large Sitting Room
- Kitchen/Dining Room with Large Terrace
- Principal Bedroom with Ensuite Shower Room
- Three Further Double Bedrooms
- Wrap Around Sunny Garden
- Plenty of Parking, Double Garage & Carport
- Riverside Location
- Close to all Village Amenities



Perfectly placed close to the centre of Chew Magna, Riverview captures the essence of village living. This detached family home is a stone's throw from all the many amenities that Chew Magna has to offer – it is immaculately presented, light, bright and beautifully appointed and with many luxurious finishes.

With the main living spaces all on one level, the floor plan is spacious and well thought out. From the large hallway enter via double doors into the spacious family sitting room – plenty of space for family get togethers. The kitchen/dining room has many integral appliances and a large central island - from here spill out onto the large terrace via bi-folding doors – the perfect space for entertaining and taking in the relaxing river view and field beyond.

The bedrooms and stylish family bathroom all sit off to the east side of the property - there are four double bedrooms, the principal of which has a walk-through dressing room and stylish ensuite shower room.

Head downstairs to a useful snug/study with direct access to the outside, as well a utility/laundry room which also houses the boiler. On this level you can access the double garage, together with a useful gardener's loo. There is plenty of cupboard space and storage throughout the property.

Outside is a good-sized sunny wraparound garden – think all day sunshine – with an additional decked terrace to enjoy your morning coffee or a glass of something chilled.

There is parking for several cars, the large garage and a carport to the side of the 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, JARS, a sustainable delicatessen and barista bar as well as the Wine Rooms.

The village has a Co-op Supermarket, café, Post Office, florist, pharmacy and an independent gift shop. The excellent butcher shop 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

HALLWAY 10'0" x 21'0"

SITTING ROOM 22'0" x 19'4"

KITCHEN DINING ROOM 28'0" x 11'2"

TERRACE 29'2" x 8'9"

HALL 4'8" x 13'3"

PRINCIPAL BEDROOM 10'9" x 10'4"

DRESSING ROOM 7'0" x 5'4"

ENSUITE 7'0" x 4'8"

BEDROOM 12'4" x 10'0"

BEDROOM 10'4" x 9'10"

BEDROOM 10'6" x 6'9"

BATHROOM 5'4" x 7'0"

Lower Ground Floor

GARAGE 21'6" x 17'1"

CARPORT 9'3" x 19'4"

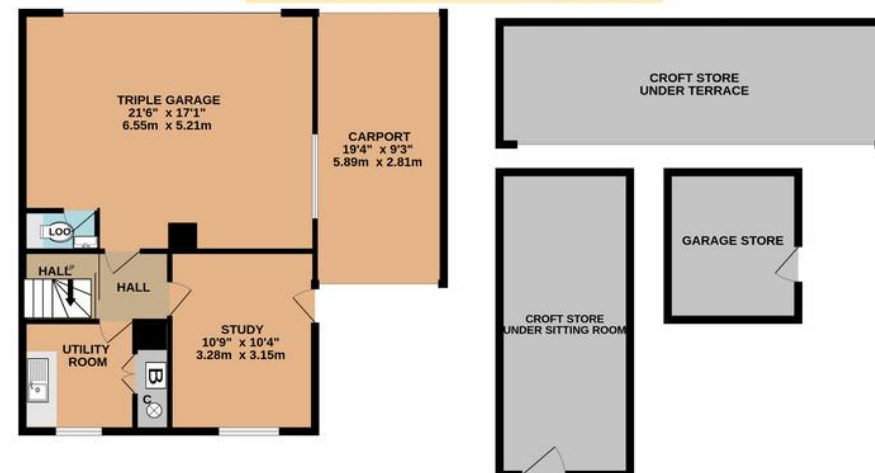
LOO 5'4" x 2'9"

STUDY 10'4" x 10'9"

UTILITY ROOM 10'7" x 7'8"

Storage

UNDER TERRACE 29'2" x 8'9"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Joanna Tiley Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11

E: info@joannatiley.com W: www.joannatiley.com

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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