





## 21 The Drive, Stanton Drew, Bristol, BS39 4DQ

- Family Home in a Great Village
- Spacious Kitchen/Breakfast Room
- Sitting Room with Feature Fireplace
- Three Bedrooms
- Family Bathroom and Separate Shower
- Enclosed Garden
- Off Street Parking
- Beautiful Walks on your Doorstep
- School Catchment Area
- Council Tax Band: C



### **FAMILY HOME IN A GREAT VILLAGE!**

A cul-de-sac location with country walks on your doorstep! This property has a spacious and modern kitchen breakfast room with plenty of room for all the family! There is light sitting room with a feature fireplace perfect for cosy winter evenings! A useful utility room and downstairs loo completes the downstairs.

Upstairs there are three good sized bedrooms with a family bathroom and shower room.

Outside the garden has lots of potential and there is off street parking. A great opportunity to make this house your own!

**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

PORCH 6'2" x 2'9"

HALL 4'6" x 2'8"

SITTING ROOM 9'9" x 16'5"

UTILITY CUPBOARD 4'5" x 2'3"

KITCHEN/DINING/FAMILY ROOM 18'6" x 16'5"

LOO 5'2" x 2'3"

LOBBY 3'9" x 2'3"

### First Floor

LANDING 17'1" x 4'4"

BEDROOM 9'9" x 8'6"

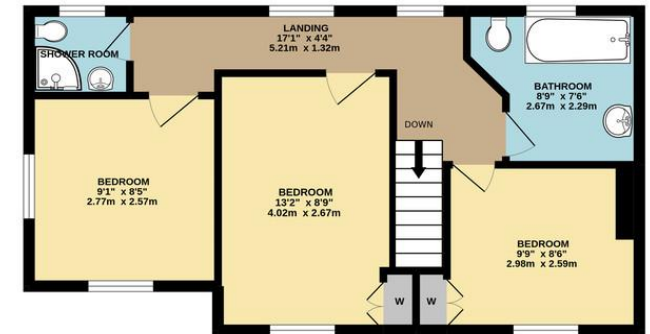
BATHROOM 8'9" x 7'6"

BEDROOM 8'9" x 13'2"

BEDROOM 8'5" x 9'1"

SHOWER ROOM 5'1" x 4'5"

GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1017 sq.ft. (94.5 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		84   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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