



Chantry Cottage, 11 High Street, Chew Magna, Bristol, BS40 8PR

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- Characterful Stone Built Cottage
- Semi-Detached
- Heart of Chew Magna
- Beautifully Fitted Kitchen/Breakfast Room
- Sitting Room with Wood Burner
- Three Bedrooms
- Bathroom and Additional En-Suite
- Courtyard Garden
- Flexible Accommodation
- Stone's Throw from all Village Amenities



A beautifully presented and characterful stone-built cottage located in the heart of vibrant Chew Magna and is well set out over three floors offering flexible living space. Charming Chantry Cottage is laid out on three floors and retains many period features and yet offers contemporary modern living.

Entering into the property from the High Street into a spacious and welcoming kitchen/breakfast room – there is a beautiful slate floor and a great range of kitchen cabinets providing plenty of storage.

A beautiful wooden staircase leads out of the kitchen and to the first floor which leads to the first floor where you will find a great size sitting room with a stone fireplace and a cosy wood burner, together with built in cupboards and windows with village views. Across the landing is a bedroom with it's own stylish en-suite shower room, together with a mezzanine bed space. There is access to the courtyard garden from here. Again, a wooden staircase leads to the second floor where there are two further bedrooms the principal of which has a large built-in wardrobe. A smart family bathroom with both bath and shower completes this floor. All rooms on this level have vaulted ceilings with exposed beams.

Outside is a charming courtyard garden which is accessed from the first floor - a great space to enjoy your morning coffee or a glass of something chilled! Please give us a call to arrange your viewing of this lovely home!

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

KITCHEN/BREAKFAST ROOM 15'9" x 16'8"

First Floor

LANDING 16'4" x 3'0"

SITTING ROOM 16'3" x 14'2"

BEDROOM 9'7" x 9'9"

ENSUITE 5'2" x 4'8"

MEZZANINE FLOOR 9'6" x 7'6"

Second Floor

LANDING 6'2" x 7'0"

BEDROOM 9'8" x 11'3"

BEDROOM 7'5" x 6'9"

BATHROOM 6'2" x 10'3"

GROUND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



FIRST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



SECOND FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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