



4 The Orchard

NORTON LANE, CHEW MAGNA. BS40 8RR

Mark Manning
The Somerset Prestige Property Expert

 **The
Property
Experts**

4 The Orchard

Norton Lane, Chew Magna. BS40 8RR

A contemporary home offering open plan living. Set on a quiet development of just 8 houses, within walking distance of the village centre.



*To see video, legal pack and
more information scan QR code*



Set on a quiet development of just 8 houses, this contemporary 4 bedroom home has been built to a very high spec. The open plan living area has been designed to be the real heart of the home.

Property at a glance

4 Bedrooms

2 Bathrooms

1 Open plan living area

Designer kitchen by Porcelanosa

Under floor heating

Solar Panels

Log burner

Vaulted ceilings

Driveway parking for 2 vehicles

Integral garage

“For me, this modern home with beautiful views across open fields is a real find.”













Off the hallway is the large open plan living / dining / kitchen area.

Oak laminate flooring and a log burner make the living area a cosy space, yet being open plan and leading to the dining area and kitchen which benefits from underfloor heating.

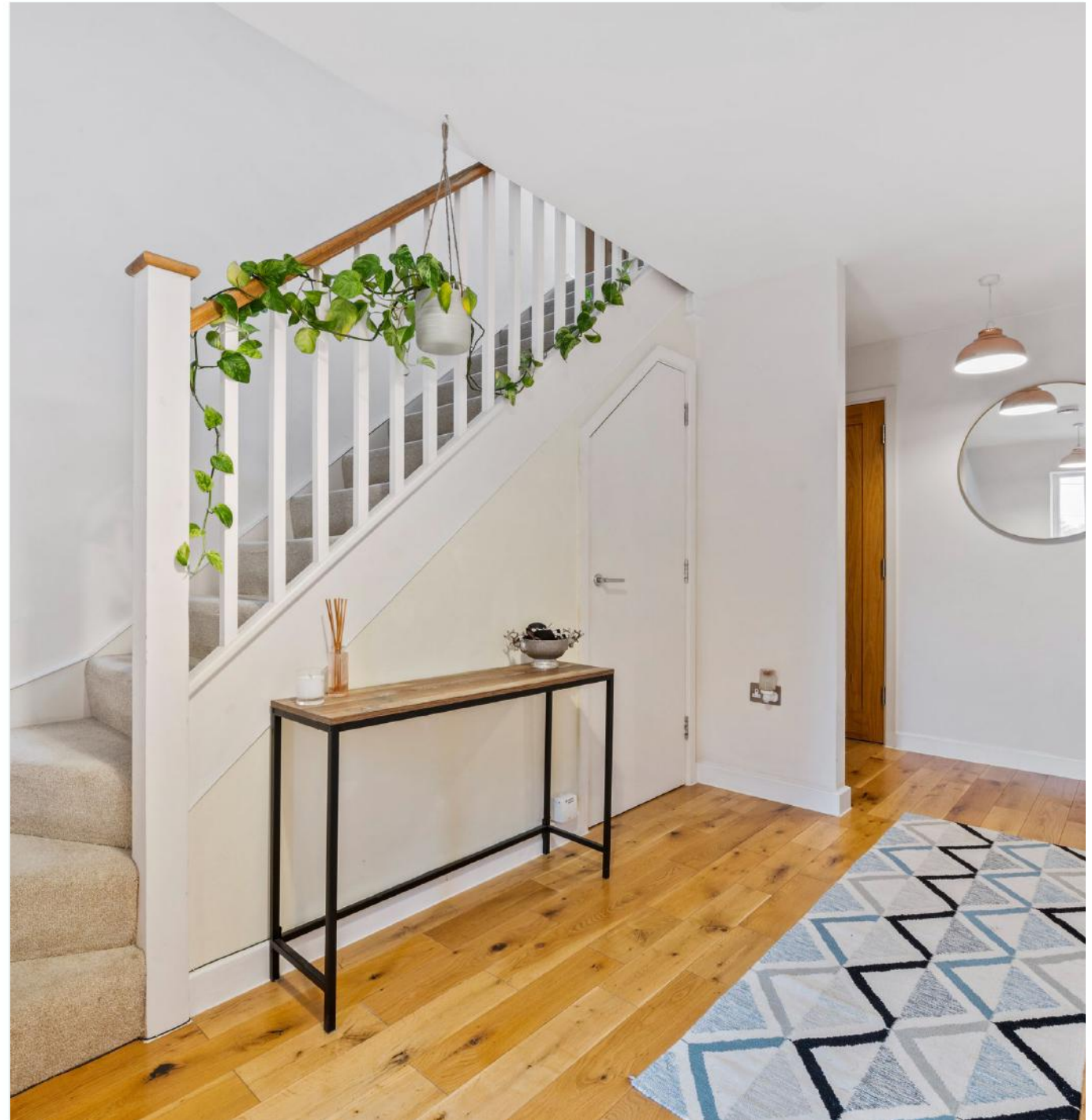
Sliding patio doors open to the rear courtyard garden.

The designer kitchen by Porcelanosa, is fitted with contemporary fixtures and integrated appliances.



On the ground floor is an inner door to the single integral garage, as well as a cloakroom and a useful cupboard for under-stair storage.

A bright and spacious landing upstairs, has light flooding in through the Velux window.





The primary bedroom at the back of the house, has a vaulted ceiling, allowing light to flood in through the windows and Juliet balcony.

Views across the adjoining fields can be enjoyed, with the sun rising through these windows.

The primary bedroom also has a well appointed en-suite shower room.

There are a further three bedrooms and a family bathroom.

“Watching the sun rise over the fields is a beautiful way to start the day.”





The Seller's view

"We love the views from the master bedroom. A great place to take wake up."

"The ability to cook while not being separated from family in the living room, makes this open plan home family friendly."

"Living within walking distance of the centre of the village is a real bonus. We love the pubs and cafes."

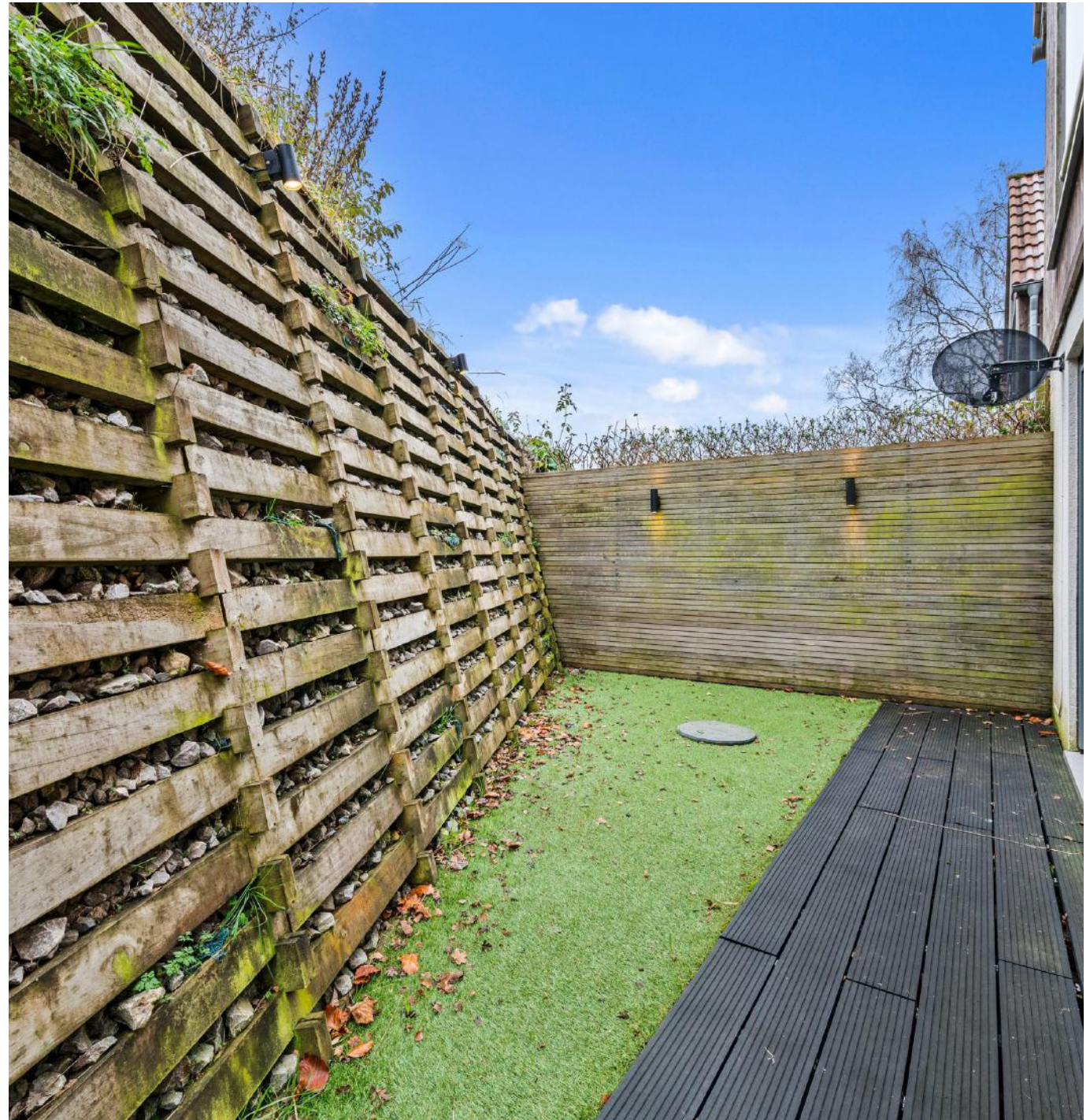




The Courtyard Gardens

Outside, the courtyard garden is low maintenance, having been laid to astroturf and decking.

A side gate leads to the off street parking with space for two vehicles in tandem and external door to the rear of the garage.





Directions

From South Parade in the centre of Chew Magna, head along Stanton Road (B3130). After the hump back bridge, turn left onto Norton Lane. After passing Lower Batch on the left hand side, The Orchard is on the right. Number 4 is directly ahead.

Postcode - BS40 8RR

What3Words - chestnuts.flocking.adventure

Services

Mains water, electric, gas central heating.

Tenure

Freehold

Local Authority & Tax Band

Bath and North East Somerset

Tax band - E

Viewing Arrangements

Viewing strictly by appointment with sole agent

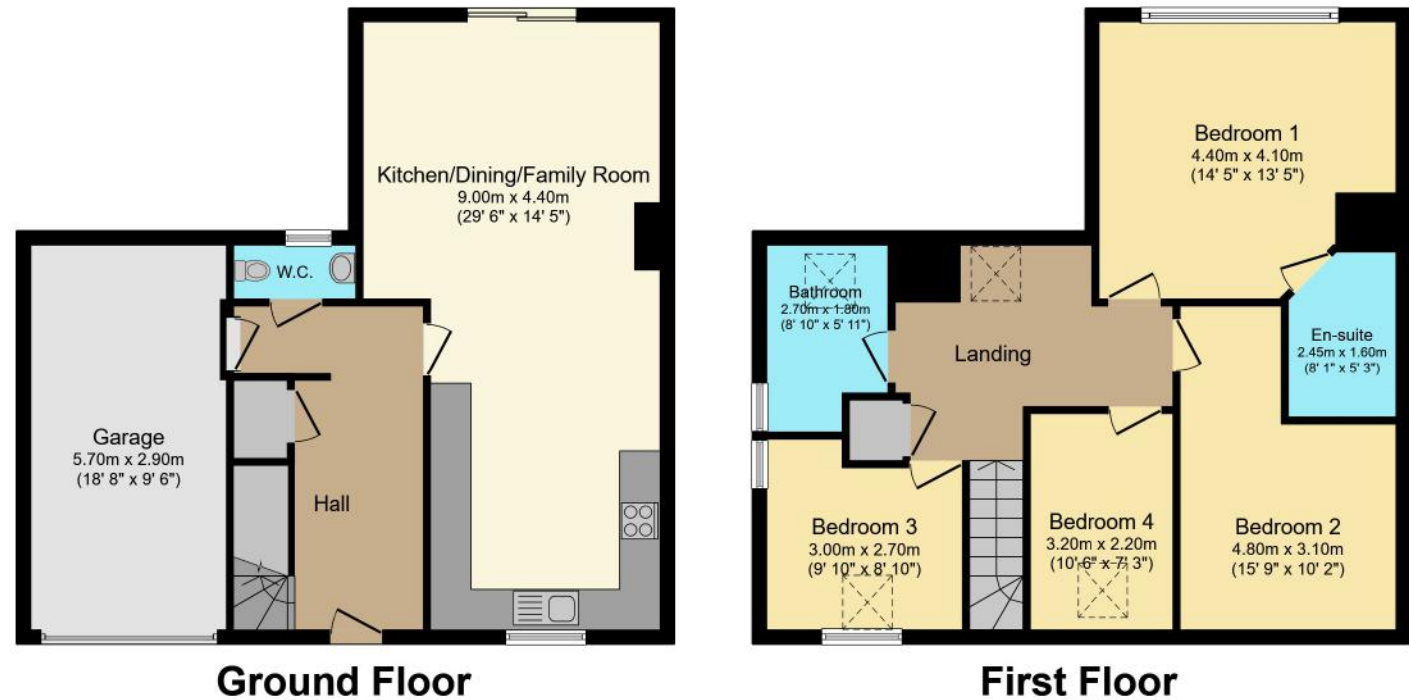
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



About the Area

Chew Valley

The Chew Valley, named after the River Chew, is situated in the northern area of Somerset.

The river Chew was dammed in the 1950s to create the Chew Valley Lake - now the heart of the area. The lake offers countryside walks, sailing and trout fishing and is a haven for wildlife.

Mainly farmland, the area is rural, with small villages across the landscape.

Chew Magna is a popular village, with easy access to both Bristol and Bath. The village is a close-knit community with many pubs, cafes and restaurants.

Amenties/Distances

Chew Magna Primary School 0.2 miles

Chew Valley School 1.2 miles

Railway Station (Bristol Temple Meads) 16 miles

Motorway links (M32) 17 miles

Motorway links (M5) 19 miles

Airport (Bristol) 5 miles

Hospital (Bristol Royal Infirmary) 9 miles



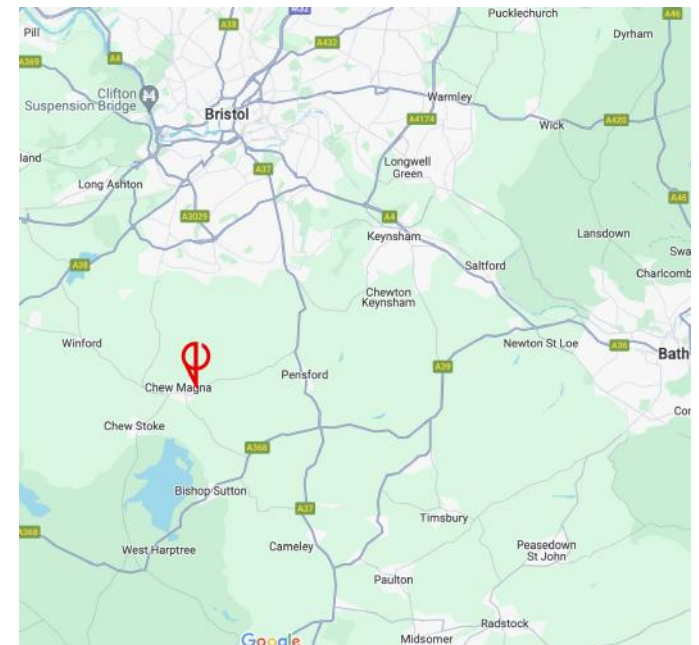
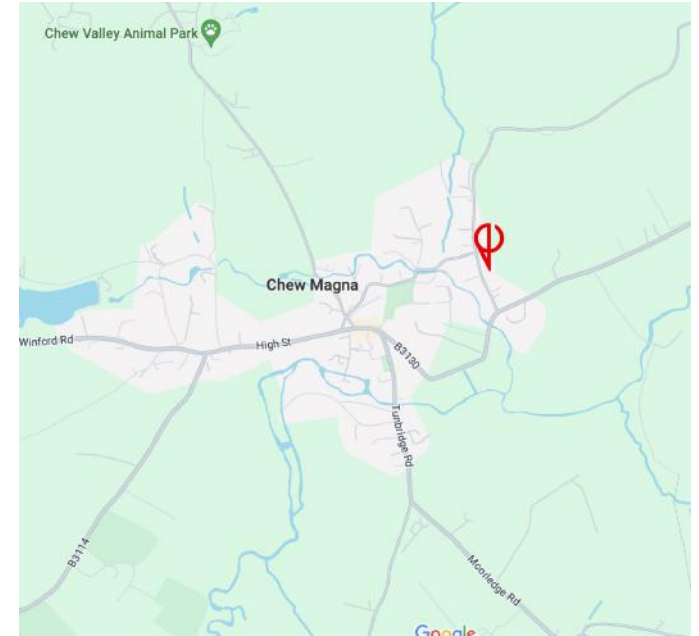


Somerset

Somerset, a mesmerising county nestled in the scenic southwest of England. Famed for attractions like Glastonbury Tor, Wells Cathedral, Cheddar Gorge and Caves, The Levels and of course, the Mendip Hills Area of Outstanding Natural Beauty. Somerset is a rural area, with plenty of farming and is well known for cheese making and cider.



Plot Size: 0.09 Acres





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a valuation on your property*

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