



The Grange, Chew Magna

A Georgian house in need of some remedial work, situated in a private setting in the centre of the village with a lovely open outlook.

Summary of accommodation

Entrance hall | Sitting room | Kitchen / Dining room | Snug
Study | WC | Gardener’s WC | Cellars

First floor drawing room | 5 bedrooms with en suite facilities

Garden | Summer house | Double garage

Distances

Bristol (11 miles). Bath (15 miles). Wells (14 miles). M4 Motorway J18 (24 miles).

Bristol Airport (6.5 miles). Bristol Temple Meads Rail Station (9 miles) to London Paddington (Distances and times approximate).

Situation

The Grange is situated in an enviable, private and slightly elevated position, just off the High Street overlooking its garden and beyond to farmland on Chew Hill.

Amenities: Chew Magna facilities include a post office, travel agents, gifts shops, 4 public houses, church, butcher shop, village hall and supermarket. More extensive shopping can be found at Bristol, Bath and Wells.

Schools: Highly regarded primary school in the village and Chew Valley secondary school which is about half a mile outside the village. Numerous private schools are in Bristol, Bath, and Wells as well as Millfield at Street and Sidcot Quaker School at Sidcot.

Leisure: From the village there are numerous walks stretching through the surrounding countryside towards Chew Valley Lake, The Three Peak Walk and, walking and riding over the Mendips Hills. Sailing and fishing on Chew Valley Lake and fishing on Blagdon Lake. Golf at Isle of Wedmore Golf Club at Wedmore and Bristol & Clifton at Failand. Racing at Bath and Wincanton.





The Property

The Grange is an attractive Georgian village house and forms the major part of a large detached house, approached either over its garden or steps leading off Chew Hill.

The current owners purchased the property in 2019. In years prior to their ownership in 2019 and after 2014, an orangery style breakfast kitchen/dining/family room was added with French doors opening to the garden. It is in this room that remedial works, together with the cloakroom, are required. It is understood during this period, that the bathrooms and shower rooms were replaced, and wood and stone floors were laid. The exterior would also benefit from some redecoration and repair work.

All period features appropriate to its period including moulding ceiling cornices, window shutters, period fireplaces and, panelled doors have been retained. The interior has a friendly atmosphere of simple elegance, especially that of the drawing room on the first floor with tall sash windows overlooking the garden and beyond to farmland on Chew Hill. There are two bedroom suites on the first floor and three bedroom suites on the second floor.

Outside

The property is approached over stone steps from Chew Hill, only about 200 yards from the village centre, or through double timber gates opening to a parking space and garden, beside the detached double garage, and over a pathway through the garden. There is additional parking in front of the garage.

The very attractive and private garden is planned for all year around colour. There is lawn on either side of a winding pathway leading down to the detached garage and parking area, a variety of colourful plants and ornamental shrubs and trees including Magnolia. Mature trees include Fir. There is a stone paved and terrace area, immediately in front of the house accessed from the French doors in the kitchen, providing a superb area for entertaining, overlooking the garden with a view to farmland on Chew Hill.

Directions (BS40 8RY)

From Bristol take the A38 south. Pass the Barrow Gurney Reservoir and turn left signed Chew Magna onto the B3130. Follow this road passing though Winford to Chew Magna.

Approaching Chew Hill from the bottom of the High Street in Chew Magna, turn left beside the Co-operative Supermarket. Bear to the left onto Chew Hill, passing Harford Square on the right. The Grange, with its entrance steps, is seen about 100 yards along on the right-hand side. Its detached garage and parking is seen a few yards further along, on the right hand side, just before a little bridge.



Property information

Services: Mains water, electricity and drainage. Oil fired central heating.

Local Authority: Bath and North East Somerset Council Tel : 01225 394 041

Council Tax: Band G

EPC Rating: F

Guide Price: £1,000,000

Tenure: Freehold

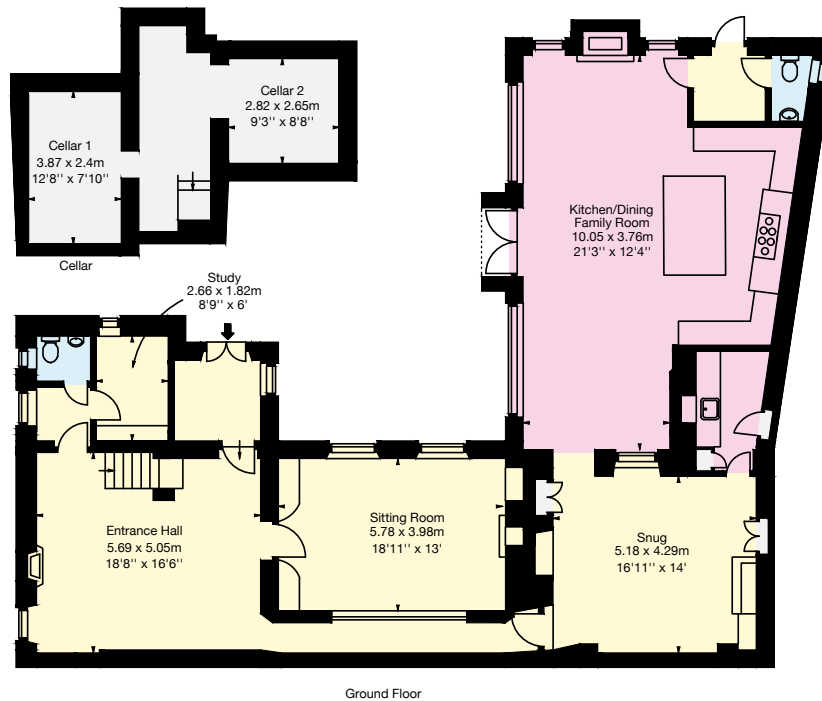
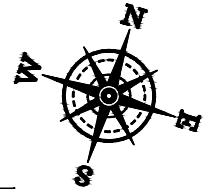
Approximate Gross Internal Floor Area

Main House = 376 sq m / 4,054 sq ft

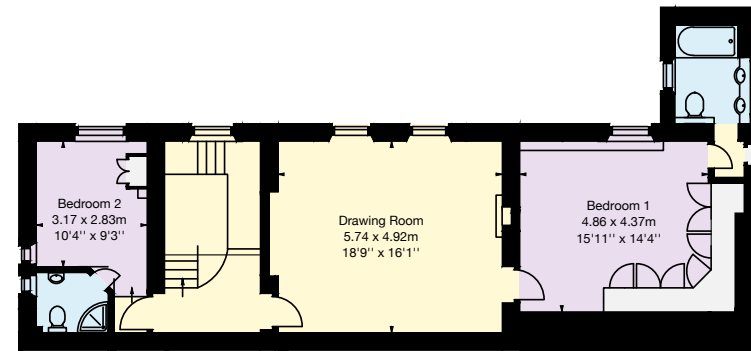
Outbuildings = 46 sq m / 500 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

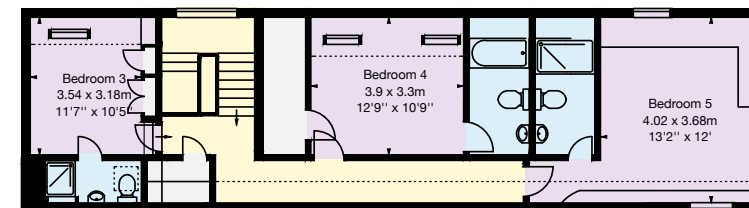
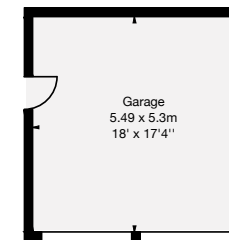
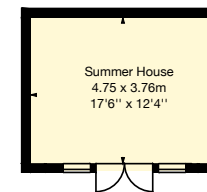
Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

Knight Frank Bristol

1 The Mall

Clifton, Bristol

BS8 4DP

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I would be delighted to tell you more

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