



**Holbrook, Stanton Drew**  
**£400,000**



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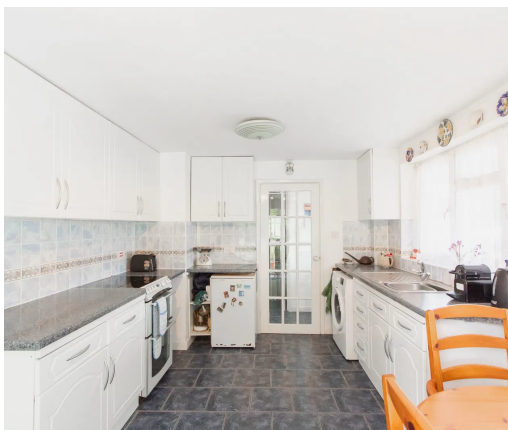


**Bedrooms: 3**

**Bathrooms: 1**

**Receptions: 1**

The property is approached via a gently sloping driveway which leads to a covered car port to the side of the house, and there is a pretty front garden enclosed by a stone wall and a neat boundary fence. Entering the house there is a good sized sitting room that spans from the front to the rear of the house, and has a feature fireplace, and to the rear of the house is a good sized kitchen which has sliding patio doors to the garden as well as access back into the front hallway. In the hallway you will find a useful cloakroom and a door to the car port.



Moving onto the first floor you will find three bedrooms and the family bathroom, two of the bedrooms are good sized doubles and the third an ample single room, completing the accommodation is the family bathroom which is fitted with a three piece suite. There is also a handy store cupboard on the first floor.



Outside, the property is blessed with a pretty, generous and surprisingly private garden which features established flower borders, a greenhouse, pergola, and patio area.

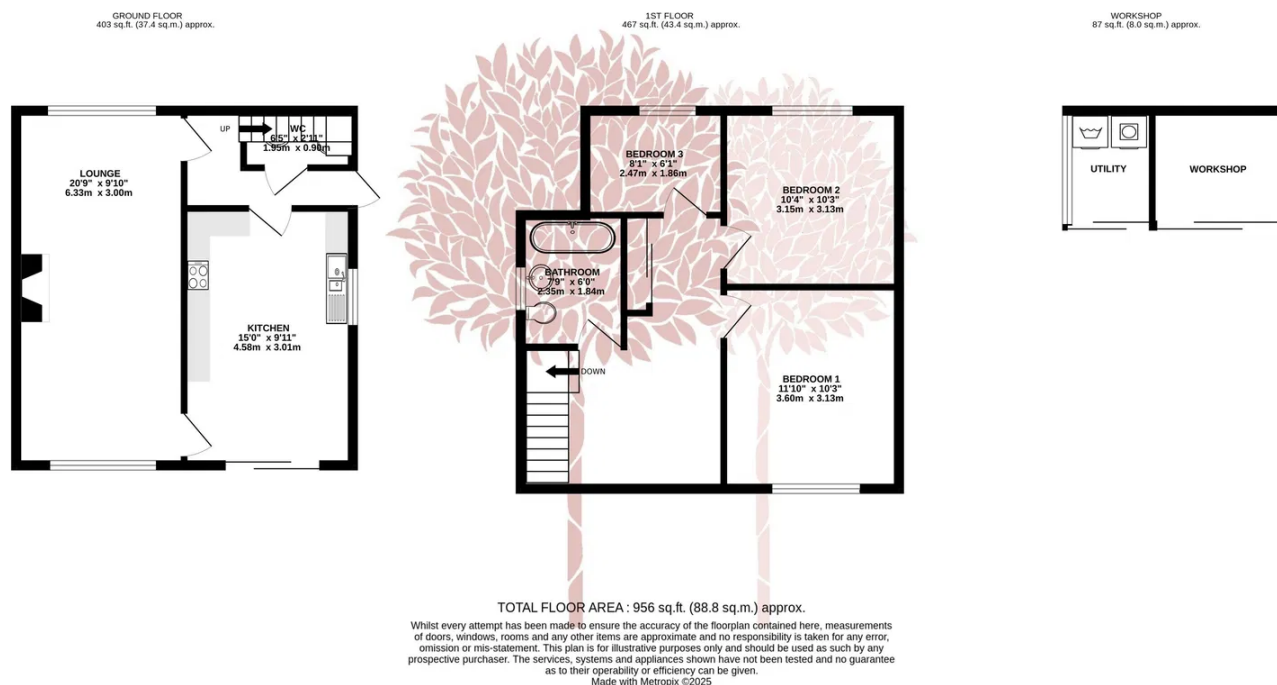
The property is brought to the market with the benefit of no onward chain complications.

**Situation:** Stanton Drew is located just to the south of the road that runs between the villages of Pensford and Chew Magna on the B3130. The Bath & North East Somerset village is famous for its prehistoric Stone Circles, the largest being the Great Circle consisting of the second largest Stone Circle in Britain (after Avebury). The village also has a range of listed buildings dating from the 13th to 15th centuries. The Parish of Stanton Drew has about 800 people and includes a primary school, local Inn, the Church of St Mary the Virgin and village hall where there is a venue for Mothers and Toddler Groups and Pre-School along with various activities. The area that surrounds the village has several dairy and arable farms and many people commute to Bristol and Bath.

The popular Chew Valley Secondary School is located between Chew Magna and Chew Stoke and is served by a daily school bus.







The Chew Valley is unique in the West Country, comprising some thirty five thousand acres of unspoilt and protected countryside which occupies the middle ground of the Bath, Bristol and Wells triangle. Dominating the scene are the Chew Valley and Blagdon Lakes, notable for their fishing, birdlife, sailing and nature study amenities.

The villages in the Valley are all unspoilt and each has its individual charm and character. Only seven miles to the north of the Chew Valley is the City of Bristol, the West Country's financial and business centre, whilst the charming City of Bath with its Roman origins and Georgian architectural masterpieces is under half an hour's drive to the East. On the southern side of the Mendips is the historic City of Wells, England's smallest, with its ancient Cathedral. The region is well served by excellent Inter City Rail Links and the M4/M5 links to the rest of the Country. Bristol Airport is some six miles to the west.

**Directions:** Proceed along the B3130 through the Chew Valley, passing nearby Pensford, then Belluton, approaching Stanton Drew. As you reach the outskirts of Stanton Drew, look for the small unclassified road (the former tollhouse junction known as "The Round House") that leads into the village itself. Turn left off the B3130 into that minor road heading toward the village centre. After about 50 metres, take the left fork into a small housing lane or close, following signs toward local houses and Court Farm. Continue along this lane until you reach Holbrook. Number 2 is one of the semi-detached houses on that lane. What3words [///will.nicknames.leopard](https://www.what3words.com/#!/en/will.nicknames.leopard)

**Material Information:** This property operates on gas central heating. Council Tax band: D EPC Rating: E

