



# THE THATCH

Chew Magna BS40



## THE THATCH, THE CHALKS, CHEW MAGNA

A charming detached thatched cottage, extremely well presented, with lovely gardens adjoining farmland, situated in the centre of the village



Local Authority: Bath and North East Somerset

Council Tax band: E

Tenure: Freehold

Services: All main services. Gas fire central heating and hot water provided by Rayburn

Guide Price: £750,000



The Thatch is a charming property of character and is extremely well presented. The gardens are a delight and adjoin farmland over which there are views of countryside. The light interior is warm and friendly, and decorated in soft neutral colours.



The property was bought by the present owners in 2010 when in need of complete renovation. It has since been rewired, replumbed, a new bath/shower room installed, and a sensitive extension was added to include a breakfast kitchen with appliances, and Rayburn and French doors open out to the very attractive south facing garden.

There are tiled floors and engineered oak floors. The sitting/dining room has an inglenook fireplace fitted with a log burning stove, and the original bread oven. A French door opens to the garden. There are vaulted ceilings with exposed roof trusses on the first floor, three good bedrooms and an extremely well fitted bathroom with separate shower.





The Thatch is approached through solid double timber double gates which open to a parking area in front of a detached single garage with old tiled roof, and parking.

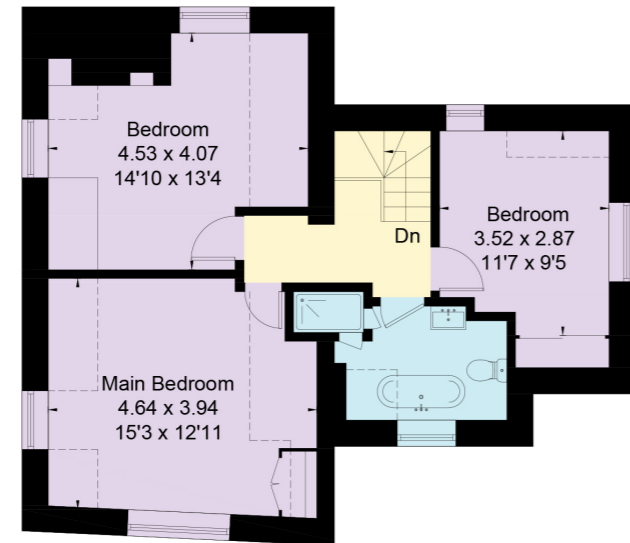
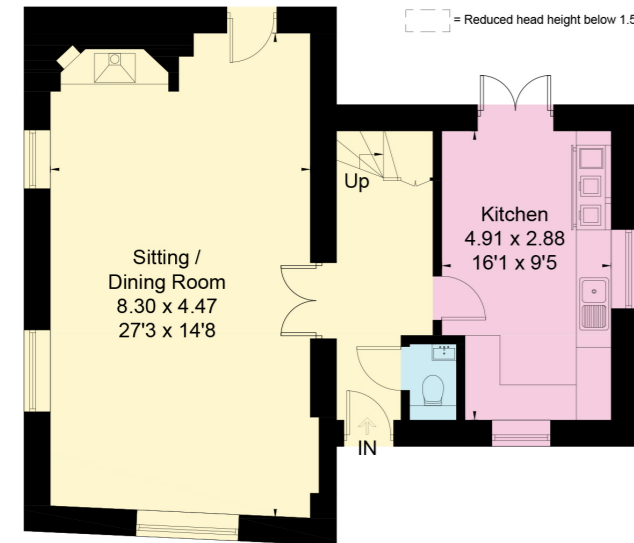
The gardens, which adjoin farmland, are a delight and most attractively and informally designed by the present owners, to resemble a classic English garden. There are level lawns interspersed with shrubs, gravel and flagstone pathways, raised beds, ornamental and mature trees, deep well planted borders, and a paved area running the width of the south elevation outside the sitting room and breakfast kitchen, is ideal for entertaining. Fruit trees include apple and plum and there is a small stone and tile open fronted outbuilding. Well established mixed hedgerow and tall trees boundaries create privacy.

Chew Magna is a much sought after village in the Chew Valley. It is close to the northern edge of the Mendip Hills, an Area of Outstanding Natural Beauty. Chew Valley Lake is about 1.5 miles. Chew Magna is a thriving village and includes four pubs, post office, church, village hall, supermarket, dental practice and a health centre in Chew Stoke.

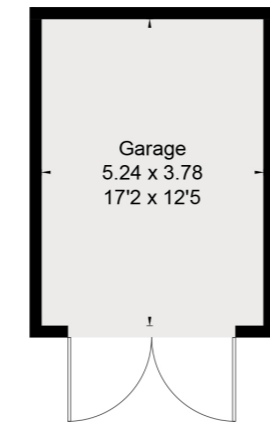


# The Thatch, The Chalks, Chew Magna Bristol BS40

Gross Internal Area (Approx.)  
Main House = 123.6 sq m / 1330 sq ft  
Garage = 19.9 sq m / 214 sq ft  
Total Areas = 143.5 sq m / 1544 sq ft



(Not Shown In Actual Location / Orientation)



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107762

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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