



Woodside, Battle Lane, Chew Magna

Woodside, Battle Lane, Chew Magna, Bristol, BS40 8PX

- Detached Family Home Over Three Floors 2280sq.ft
- Kitchen With French Doors to Garden
- Four Reception Rooms
- Utility Room with Storage
- Ground Floor Bedroom with Ensuite
- Three Further Bedrooms on Second Floor
- Family Bathroom with Separate Shower
- Garage and Driveway
- Pretty Mature Wraparound Gardens
- Sought After Village Location



Unique family home in a peaceful, tucked-away leafy lane in Chew Magna, offering privacy and convenience!

Set over three floors, Woodside is a substantial four-bedroom home on the edge of Chew Magna, providing generous space, privacy, and a calm setting just minutes from everything the village has to offer. Set into a gentle gradient, the property enjoys flexible living accommodation, beautifully established sunny gardens, a garage, and ample parking. On the ground floor, you will find a double bedroom with a convenient en-suite shower room - ideal for guests or multi-generational living. A useful utility room is also located on this level, offering practicality and lots of storage space.

The first floor offers a great selection of living space. The main living room features a wood-burning stove and a small balcony, bringing a lovely sense of the outdoors and perfect for family gatherings. There is also a separate sitting room with French doors opening onto the patio, along with a snug that could serve a variety of uses, offering excellent flexibility for modern family life.

Also on this floor is a well-proportioned dining room, conveniently located next to the fitted kitchen, which offers plenty of storage, integrated appliances, and French doors opening onto the garden-perfect for al-fresco dining.

The second floor has three well-proportioned double bedrooms, all enjoying pleasant views over the surrounding greenery and gardens. These are served by a spacious family bathroom with both a bath and separate shower.

Outside, a driveway leads from the lane to a garage, with parking for several vehicles. The mature gardens wrap around the rear of the property and include lawned areas, established trees and planting, and a greenhouse - ideal for keen gardeners. Choose from several seating areas to enjoy your morning cuppa or a glass of something chilled!

This is a wonderful family home in a convenient and sought-after location - give us a call to arrange your viewing!

Chew Magna is a highly sought-after village in the heart of the Chew Valley, within walking distance of the beautiful Chew Valley Lake, renowned for its fishing and sailing facilities. The village offers an excellent range of amenities, including a selection of popular pubs, restaurants, and cafés. These include The Lazy Lobster seafood and wine bar, JARS delicatessen and barista bar, and The Wine Rooms. There is also a Co-op supermarket, Post Office, pharmacy, florist, café, independent gift shop, and a well-regarded butcher on the High Street.

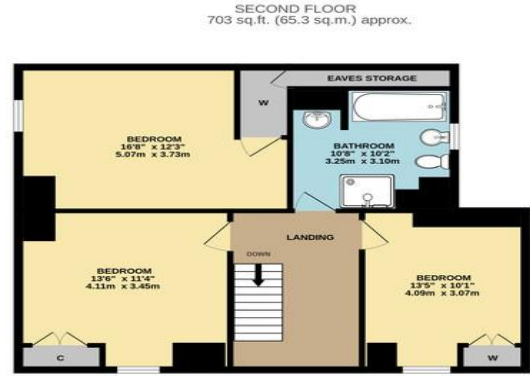
A vibrant and active community, Chew Magna is home to cricket, rugby, and football clubs, appealing to a wide range of residents and contributing to its strong village atmosphere. The village is well served by local schools, with Chew Magna Primary School proving popular with families and Chew Valley School offering highly regarded secondary education and an excellent sixth form.

Chew Magna is conveniently located for commuting to both Bristol and Bath, with a regular bus service to Bristol. Mainline rail services are available from Bristol Temple Meads and Bath Spa, providing connections to London and the wider national rail network. The M4 and M5 motorways are both easily accessible, while Bristol Airport offers a wide range of domestic and international flights.





ROOM DIMENSIONS
Ground Floor
 ENTRANCE HALL 6'9" x 7'6"
 BEDROOM 10'0" x 15'3"
 ENSUITE 6'0" x 5'4"
 UTILITY ROOM 13'0" x 7'6"
 GARAGE 9'3" x 16'5"
First Floor
 LANDING 6'11" x 22'10"
 LIVING ROOM 12'11" x 19'10"
 SITTING ROOM 12'11" x 10'10"
 SNUG 13'9" x 10'11"
 DINING ROOM 10'0" x 15'4"
 KITCHEN 9'5" x 16'7"
 LOO 5'7" x 4'0"
Second Floor
 LANDING 7'0" x 11'3"
 BEDROOM 13'0" x 13'6"
 BEDROOM 16'8" x 12'3"
 BEDROOM 10'1" x 13'5"
 BATHROOM 10'2" x 10'8"



TOTAL FLOOR AREA : 2280 sq.ft. (211.8 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.
 Made with Metropix ©2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Joanna Tiley Estate Agents
 Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF
 T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com