



CHEW MAGNA, BRISTOL

BS40



CORNSIDE, DENNY LANE, CHEW MAGNA, BRISTOL

Cornside is one of only three individually designed contemporary four-bedroom homes, enjoying a stunning Chew Valley countryside setting just 0.25 miles from Chew Valley Lake.



4

3

2

tbc

Local Authority: Bath & North East Somerset Council

Council Tax band: TBC

Tenure: Freehold

A contemporary development with stunning countryside views.

Services: Air Source Heat Pump. Solar Panels. Mains electricity & water. Private drainage. EV Charger.

Guide price: £1,495,000



THE DEVELOPMENT

An exceptional development of three contemporary individual four bedroom houses situated in a stunning setting surrounded by the Chew Valley countryside, only 0.25 mile from Chew Valley Lake.

Built by the well-known and well-respected local independent builder, Boyce Group Ltd., this outstanding architect-designed development comprises three bespoke houses, each combining contemporary interiors with traditional exteriors. The specification and attention to detail are of the highest standard, designed for low maintenance and high energy efficiency, incorporating air source heat pumps and solar panels. All windows are double glazed and a security system is installed.









CORNSIDE

Cornside occupies a corner position with its gardens adjoining farmland on two sides, with wonderful views, and is seen at the head of the drive on approach. The breakfast kitchen, complete with full-height bifold doors, opens onto a deep paved terrace and rear garden with a covered overhang extending across almost the full width of the house. The comprehensively fitted kitchen includes an ILVE range cooker. The sitting room opens to the garden through a large sliding glazed window, and a further reception room could be used as a study. The principal bedroom has an en suite shower room. There are three further bedrooms, a second en suite shower room and a family bath/shower room.

The interior is striking and individual in its layout. The wood-painted kitchen, bathroom and shower rooms have been thoughtfully designed by the award-winning Angel Interiors. Integrated appliances by Miele include a cabinet fridge and freezer, washing machine, dishwasher and wine cooler. There are oak and stone floors on the ground floor, with a combination of carpet and wood flooring on the first floor. Features include oak and bifold doors, a light oak staircase and internal glass doors that maximise natural light. There is underfloor heating to the ground floor, radiators to the first floor and a fireplace fitted with a log-burning stove.







OUTSIDE

The front elevation is faced with natural wood and stone and incorporates an individual porch on oak supports. The development is approached through remote-controlled gates set between stone piers, leading to a gravel drive with park railings. The landscaped gardens are designed for privacy and include lawns, planted borders and beds, together with extensive stone-paved entertaining areas.

The oak-framed double carport includes an EV charging point, cobble-style base and recessed automatic sensor lighting. Additional private parking is provided in front of the carport, and there is dedicated visitor parking within the development.

The views from the house and gardens are stunning.





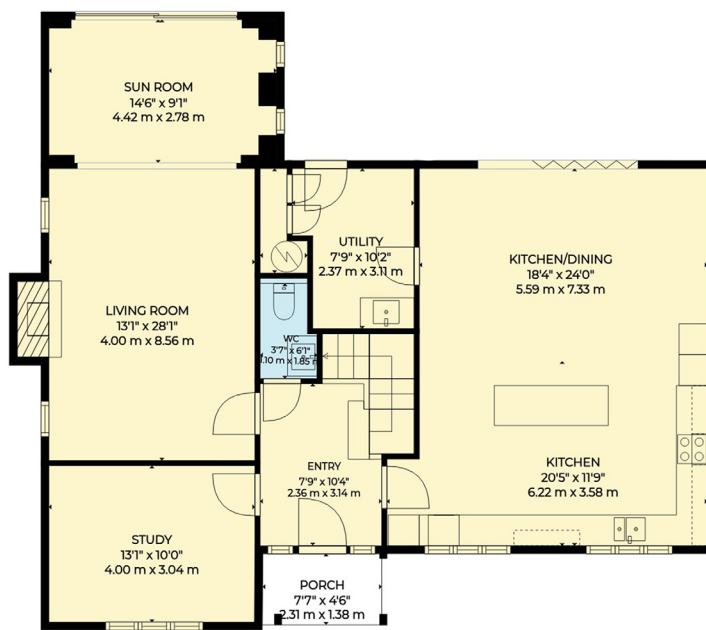


SITUATION

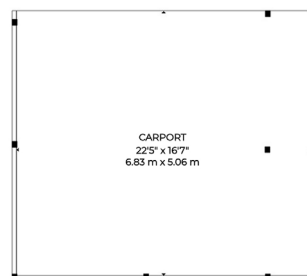
The development is situated along a quiet country lane in a lovely setting surrounded by the rolling hills of the Chew Valley countryside, only 0.25 mile from Chew Valley Lake. Chew Magna is a highly sought-after village with a strong community and a wide range of amenities including a supermarket, post office, church, village hall, four public houses, café, restaurant, nursery, dental practice, medical practice in Chew Stoke, independent shops and a primary school. The well-respected Chew Valley Academy is located in Chew Stoke, while private schooling is available at Wells Cathedral School, Sidecot School and a wide selection of schools in Bristol and Bath.

When in Denny Lane from the Chew Magna direction, drive for approximately $\frac{3}{4}$ mile. The entrance to the development will be found on the left-hand side.

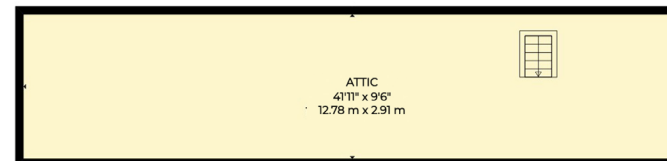




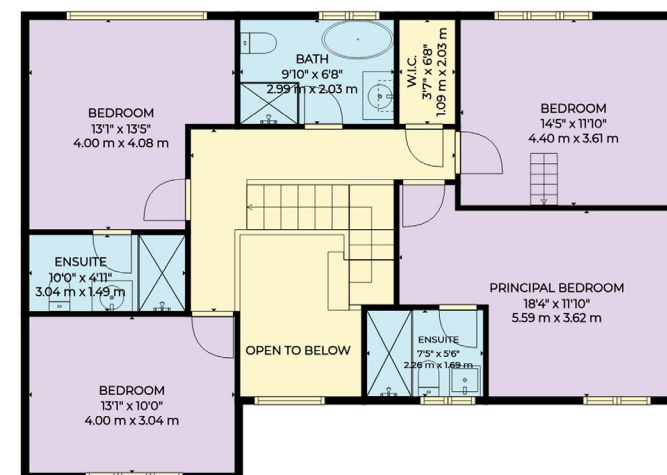
GROUND FLOOR



not shown in place



SECOND FLOOR



FIRST FLOOR

House total: 2276 sq. Ft, 211 m²

Attic: 398 sq. Ft, 37 m²

Car port: 338 sq. Ft, 31 m²

Cornside, Denny Lane, Chew Magna, Bristol, BS40 8SZ



All Measurements, Including Floor Areas, Are Approximate And For Illustrative Purposes Only. www.properlylaine.co.uk



House - Approximate Sq ft 2,276

Loft - Approximate Sq ft 398

Car Port - Approximate Sq ft 338

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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