



Twyn House, Lower Street, Chewton Mendip, BA3 4GP

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- Detached Residence circa 2000 sq. Ft
- Stunning Countryside Views
- Sitting Room with Feature Picture Window
- Kitchen with Dining Area
- Separate Utility Room
- Four Double Bedrooms, Two Bathrooms
- Solar Panels
- Gardens Circa Quarter Acre
- Double Garage plus Parking
- NO FORWARD CHAIN



Twyn House is an impressive, well-presented home occupying an elevated position on the edge of a sought-after village, enjoying countryside views. Built in the 1970s, this attractive late mid-century property offers generous and versatile accommodation extends to approximately 2,000 sq. Ft. arranged over two floors. The property is entered via a spacious and welcoming hallway, from which all principal rooms flow seamlessly. The beautifully proportioned sitting room extends from the front to the rear of the house and benefits from triple-aspect views. Sliding doors open onto the rear patio, while a wood-burning stove creates an inviting focal point.

To the rear of the property is a bright and spacious kitchen/dining room, ideal for modern family living and entertaining. It features a good range of wraparound kitchen cupboards and ample space for dining, complemented by two large windows overlooking the garden. A useful utility room leads directly from the kitchen and provides convenient access to the outside.

Also on the ground floor is a generously sized bedroom, alongside a well-appointed shower room, offering flexibility for guests and family alike.

Upstairs, there are three further well-proportioned bedrooms. The principal bedroom enjoys a dual aspect, stretching from front to back and taking full advantage of panoramic countryside views. A family bathroom, separate WC, and a large walk-in airing cupboard complete the first floor.

Outside, the property is set in a well-maintained garden extending to approximately a quarter of an acre. The garden has mature planting, well-stocked borders, and a sunny patio area-perfect for outdoor dining-while enjoying uninterrupted views over adjoining farmland and towards the village church. To the front, there is parking for several vehicles, along with a double garage situated at lower ground floor level.

Chewton Mendip is a vibrant village on the southern edge of the Chew Valley in Somerset. It lies approximately four miles north of the historic city of Wells and around sixteen miles south of both Bath and Bristol. Nestled within a valley on the Mendip Hills, the village is also the source of the River Chew.

The village offers a good range of amenities, including a well-regarded primary school, a pub (The Waldegrave Arms), a church, village hall, and a popular café. Ideally suited for commuters, Chewton Mendip enjoys convenient access to Bath and Bristol via the A39, along with an excellent bus service to both Bristol and Wells. Mainline rail services from Bristol Temple Meads and Bath Spa provide direct routes to London and connections to the wider national network. The M4 and M5 motorways are also within easy reach, while Bristol International Airport offers flights across Europe and onward connections worldwide.





ROOM DIMENSIONS

Ground Floor

ENTRANCE HALL 16.0" x 7.2"
 SITTING ROOM 13'8" x 19'0"
 KITCHEN/DINING ROOM 22'4" x 11'8"
 UTILITY ROOM 5'10" x 5'9"
 SHOWER ROOM 5'11" x 6'10"
 BEDROOM 17'4" x 16'1"

First Floor

LANDING 15'9" x 8'8"
 BEDROOM 13'8" x 18'8"
 BEDROOM 10'11" x 11'8"
 BEDROOM 10'10" x 11'8"
 WC 6'2" x 3'0"
 BATHROOM 16'2" x 6'2"
 AIRING CUPBOARD 10'7" x 4'0"

Lower Ground Floor

DOUBLE GARAGE 17'5" x 17'8"



TOTAL FLOOR AREA : 2071 sq.ft. (192.4 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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