



Apartment 5 The Old Surgery

Apartment 5 The Old Surgery, South Parade, Chew Magna, Bristol, BS40 8SL

- Modern Apartment circa 1000sq ft
- Open Plan Living Areas
- Valentino Kitchen with Appliances
- Three Double Bedrooms
- Two Ensuite Bathrooms
- Oak Flooring with Underfloor Heating
- Central Village Location
- Lift Directly into the Apartment
- Gated Allocated Parking
- NO FORWARD CHAIN



A truly impressive home that combines luxury, location, and lifestyle!

This immaculately presented first-floor apartment offers modern design, generous living space and effortless living. Extending to approximately 1,000 sq. ft. the property has a beautifully light and airy open-plan layout, perfect for entertaining and relaxing with family and friends.

At the heart of the home is a luxury Valentino kitchen, thoughtfully designed and complete with high-quality built-in appliances, which seamlessly flows into the main living area. There is oak flooring throughout which is complemented by underfloor heating creating a warm and contemporary feel.

The apartment features three well-proportioned double bedrooms, two of which benefit from stylish ensuite bathrooms, providing comfort and privacy for all. Ideally situated in the heart of Chew Magna, this home enjoys an enviable central village location, with an array of local amenities, great eateries and everyday conveniences just moments away. For those who enjoy the outdoors, beautiful countryside walks are literally on the doorstep.

Further benefits include lift access directly from the private hallway to the apartment, secure allocated parking, and the added advantage of no forward chain, making this an ideal opportunity for a smooth and straightforward move.

Apartments at The Old Surgery are rarely available, making this a truly exceptional opportunity-contact us today to arrange your viewing.

Chew Magna is a sought-after village within the heart of the Chew Valley, benefiting from being walking distance to the beautiful Chew Valley Lake, with its first-class fishing and sailing facilities. It is recognised as being the most desirable village in which to live, with a plethora of excellent pubs and restaurants including The Lazy Lobster, a fantastic seafood and wine bar, JARS, a sustainable delicatessen and barista bar as well as the Wine Rooms.

The village has a Co-op Supermarket, café, Post Office, florist, pharmacy and an independent gift shop. The excellent butcher shop on the High Street is very popular with Valley locals.

This energetic village has village Cricket, Rugby and Football club, and appeals to a diverse range of buyers seeking to enjoy the many attributes that the village has to offer.

The forward-thinking curriculum of Chew Magna Primary School makes it popular with local families. Chew Valley Comprehensive School is well regarded with an excellent sixth form.

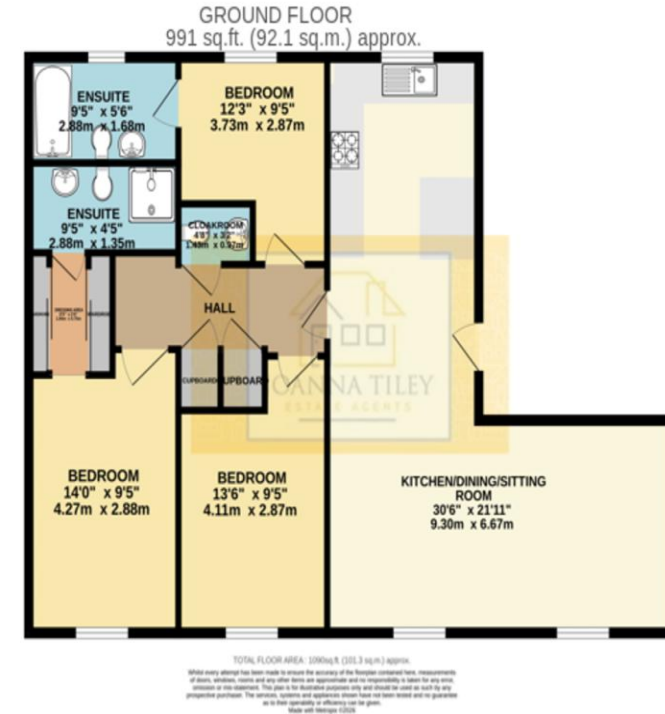
The village is perfectly placed for commuting to both Bristol and Bath and there is a regular bus service to Bristol from the village. Railway stations at Bristol Temple Meads and Bath Spa provide access to London and the national rail network. Access to both the M4 and M5 is within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





ROOM MEASUREMENT

First Floor
 KITCHEN/DINING AREA /SITTING ROOM 21'11" x 30'6"
 HALL 13'7" x 5'5"
 BEDROOM 9'5" x 13'6"
 CLOAK ROOM 4'8" x 3'2"
 BEDROOM 9'5" x 12'3"
 ENSUITE 9'5" x 5'6"
 BEDROOM 9'5" x 14'0"
 DRESSING AREA 2'6" x 6'5"
 ENSUITE 9'5" x 4'5"



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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