



No.3 Rosedale, Stanton Drew, Bristol, BS39 4EN

No.3 Rosedale, Stanton Drew, Bristol, BS39 4EN

- Grade II Listed Georgian Apartment
- Stylish and Well-Presented Kitchen
- Original Period Features
- Countryside Views
- Sitting Room with Wood Burner
- Two Double Bedrooms
- Modern Bathroom
- Private Garden
- Garage and Off-Road Parking
- Council Tax Band C



Set in the heart of this popular village, an impressive Georgian residence plays host to 3 Rosedale - a top-floor apartment with its own private entrance and over 1,200 sq. Ft of stylish, light-filled living space, complete with countryside views. It feels more like a bungalow than a flat.

Full of charm, the property blends character features such as exposed beams and sash windows with modern, contemporary design. A spacious hallway leads to a generous kitchen/breakfast room and a welcoming sitting room with a cosy wood burner. There are three well-proportioned bedrooms and a family bathroom.

Outside, a shared gravel driveway provides ample parking and access to a single garage. The private garden is a real bonus - mainly laid to lawn and framed by mature shrubs, with a greenhouse and shed for green-fingered buyers.

Apartments like this are a real rarity in the Chew Valley - and this one enjoys a superb position in the heart of the village, with excellent access to Bristol, Bath, and Wells.

Stanton Drew is famous for its three prehistoric Stone Circles. The Great Circle at 113 metres in diameter is one of the largest in the country and has 26 surviving stones.

There is a very popular village pub with good food, and which regularly hosts live music evenings, a church and a village hall that can be hired for social events.

Stanton Drew Primary School has an outstanding Ofsted report. There is transport to nearby highly regarded Chew Valley Comprehensive School which also has an excellent sixth form.

The village is perfectly placed for commuting to both Bristol and Bath. The City of Wells is a 15 minutes' drive away and neighbouring village, Chew Magna, has a wealth of amenities including good pubs, a supermarket and high street butcher. There is a regular bus service from Stanton Drew to Bristol and access to London and the national rail network via Bristol Temple Meads and Bath Spa stations. Access to both the M4 and M5 are within a

reasonable distance and air travel via Bristol International Airport with flights to Europe and connecting flights to the rest of the world.



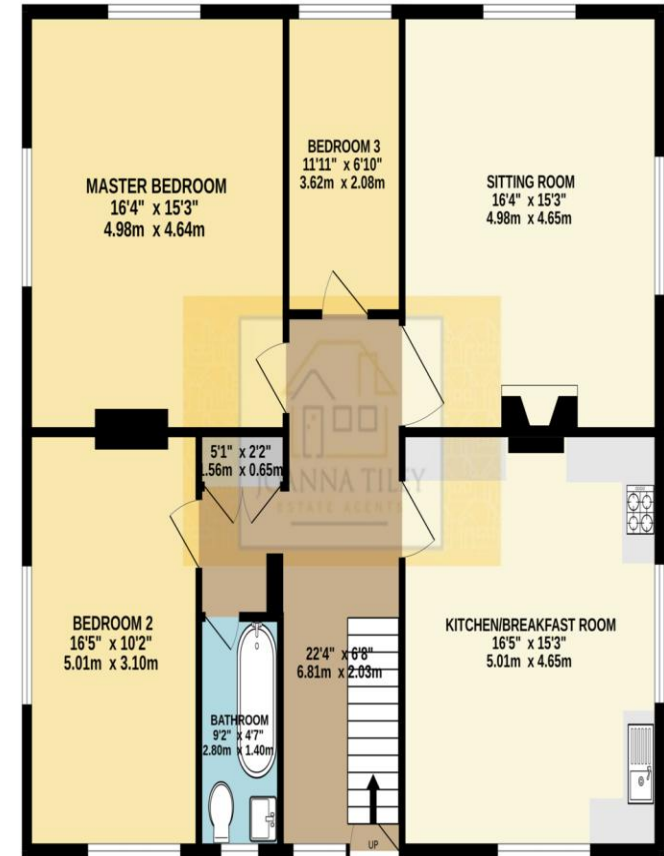


ROOM DIMENSIONS

HALLWAY 6'8" x 22'4"
 KITCHEN 15'3" x 16'5"
 SITTING ROOM 15'3" x 16'4"
 BEDROOM 15'3" x 16'4"
 BEDROOM 6'10" x 11'11"
 BATHROOM 4'7" x 9'2"
 BEDROOM 10'2" x 16'5"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	25 F	
1-20	G		

1ST FLOOR
 1206 sq.ft. (112.0 sq.m.) approx.



TOTAL FLOOR AREA: 1206 sq.ft. (112.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 iC025



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