



A detached Chew Valley home with lovely views across open farmland

Bromley Road, Stanton Drew, Bristol, BS39

£750,000 Freehold

savills

2 reception rooms • Study • Kitchen/diner • Utility • 5 bedrooms • 2 en suite, family bathroom and dressing area • Garage, further driveway parking • Enclosed level gardens

About this property

Located in the heart of the Chew Valley this individual detached home was built by Magenta Properties in 1995 and occupies an excellent position on the lane with views across expansive open farm land to the front. Approached via a generous Cotswold gravel driveway, with parking for four vehicles. The house has an attractive front elevation with stone and render finishes with neat brick coynes and headers. A canopied entrance porch leads to a welcoming galleried hallway with slate flooring with a series of rooms including a cloakroom radiating off this area. A good size study sits to one side of the hallway with a wide bay window commanding a lovely aspect to the front to the countryside beyond. Originally there were two garages, now just the one with the second having been converted to a further reception which is currently used as a second study. In conjunction with the unconverted garage, this side of the house could easily be adapted to provide annexed accommodation for a dependent relative. The sitting room is approached via double doors with a centrally placed stone fireplace with wood burning stone and a large hearth. To either side of the chimney breast there are attractive alcove cupboards with book shelving above. This room has a pleasant outlook to the rear garden. Further double doors from the hallway lead to the kitchen and dining room, with a good range of built in storage cabinets, granite work surfaces, a Belfast sink and a recess housing an oil fired AGA with supplementary integrated stainless steel oven and ceramic induction hob above. Double doors open to the rear garden. Set off the rear of the kitchen is useful utility area, with

plumbing for washing machine and housing the Eurostar oil fired central heating boiler. Stable doors lead to the side of the property.

On the first floor there are 5 bedrooms with the principle bedroom enjoying a great feeling of separation and privacy approached via an individual staircase from the half landing and commanding wonderful panoramic views from a pair of large picture windows. This room has a discreet walk in wardrobe area and a dedicated wet room with walk in shower, WC and designer vanity unit. Set off the main landing is a very good size guest suite with walk through dressing area, built in wardrobes and a large bathroom with shower and bath. There are three further double bedrooms and the family bathroom.

The rear garden is predominantly laid to lawn with a patio area for entertaining family and friends, mature borders and a pair of raised vegetable beds. There is side pedestrian access to the front driveway with an additional small lawned area screened by mature hedging on the lane.

The home offers scope for a degree of cosmetic updating and is a wonderful opportunity to secure a well laid out and an individually architect designed home in the heart of the ever popular Chew Valley.

Local Authority

Bath & North East Somerset Council, Bath

Energy Performance

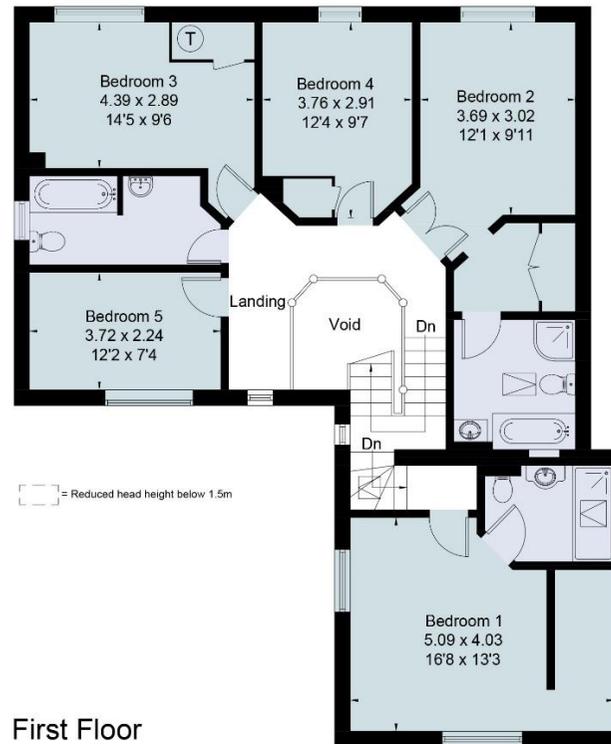
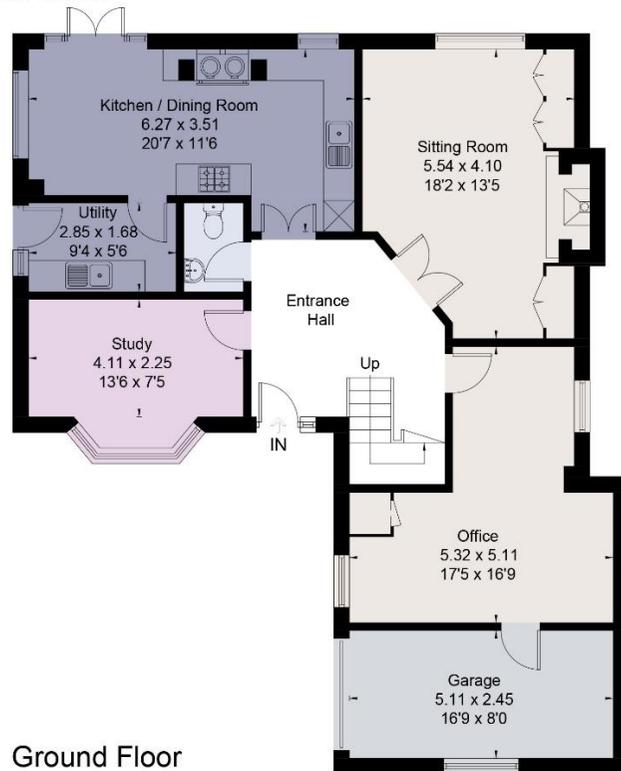
EPC Rating = D





Approximate Area = 200.0 sq m / 2153 sq ft (Excluding Void)
Garage = 12.5 sq m / 134 sq ft
Total = 212.5 sq m / 2287 sq ft
Including Limited Use Area (2.2 sq m / 24 sq ft)
For identification only. Not to scale.

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Local Information

Situated in a pleasant rural setting opposite open farmland. The Chew Valley is an Area of Outstanding Natural Beauty and the village itself has a tremendous local community retaining a highly regarded primary school, a popular public house, village hall and church. Many specifically target the Chew Valley for its excellent schooling whether drawn by the catchment of the Chew Valley comprehensive or the choice of independent schooling afforded by Wells Cathedral, Millfield and Sidcot. The village is equally convenient for both the cities of Bath and Bristol and Bristol International Airport is just a 7 mile drive.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office. Telephone: +44 (0) 117 933 5800

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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