



Chew Stoke

NANCEKIVELL&CO



Mudrose House, Woodford Lane, Chew Stoke, Bristol, BS40 8XR

OFFERS IN EXCESS OF £750,000



AN ATTRACTIVE SOUTH FACING FOUR BEDROOMED HOUSE SITUATED JUST OUTSIDE THE VILLAGE OF CHEW STOKE 11 MILES FROM BRISTOL CITY CENTRE 7.7 MILES FROM BRISTOL AIRPORT

SITUATION

Chew Stoke is a small village and civil parish in the Chew Valley, in Somerset, England. On the northern edge of the Mendip Hills a region designation as an Area of Outstanding Natural Beauty and is within the Bath/Bristol Green Belt. Chew Stoke is at the northern end of Chew Valley Lake. The Chew Valley & Blagdon Lakes are close by, notable for their fishing, birdlife, sailing and nature study amenities.

Amenities within the village of Chew Stoke include a local shop, Doctors Surgery, Primary school & bowling club. There is also a public house within the village.

The Village offers commuters excellent access to the regional centres of Bristol which is 11 miles to the north and the Heritage City of Bath which is 16 miles to the east.

GARDEN & GROUNDS

Mudrose House is accessed from Wallycourt Road, Chew Stoke via an Unclassified road, there is access from the drive around the side of the property to the garden. The Garden is a fantastic feature of the property and level. The majority of the garden is predominately laid to lawn and is surrounded by mature hedging. There is a wonderful large paved South facing patio area.

ADDITIONAL LAND

Lot 2 1 Acre Guide 50K.

Lot 3 2 Acre Guide 50K

Lot 4 5.5 Acres Guide 75K

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Richard Nancekivell on 07770 966372. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

DIRECTIONS

W3W ///revives.weary.arrow

TENURE

The property is freehold and will be offered for sale with vacant possession.

LOCAL AUTHORITY

<https://beta.bathnes.gov.uk/>





FLOOR PLANS

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

SERVICES

Mains electricity, Mains Gas, private water supply, septic tank drainage.

MAPS & PLANS

A plan which is not to scale is included in these details for identification purposes only.

IMPORTANT NOTICE

Nancekivell & Co, their clients and any joint agents give notice that:

(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

METHOD OF SALE

The property will be offered for sale by public auction at a venue and date to be announced subject to an undisclosed reserve price. (unless sold prior)

AGENTS NOTE

The buyer to contribute £2,000 plus vat to the vendors sales costs. There is an uplift clause with a 21 year term 50% of any development value other than Agricultural or Equestrian.





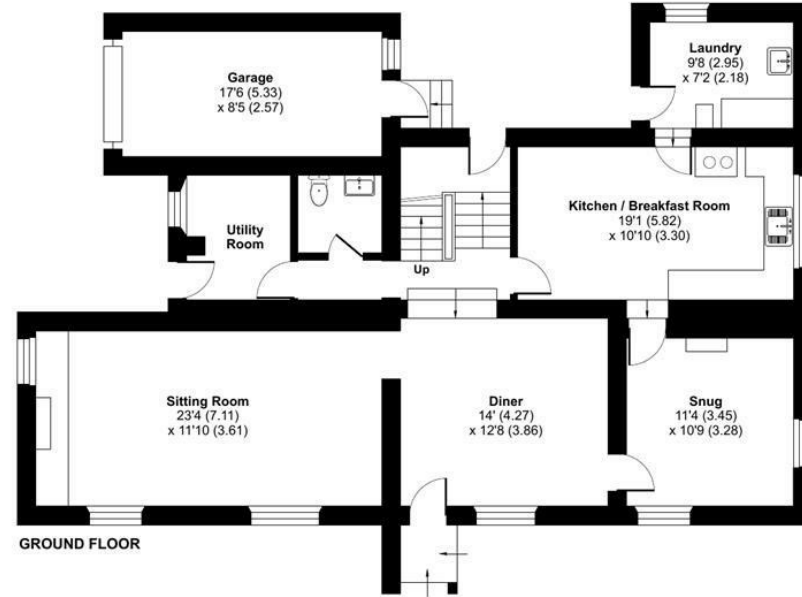
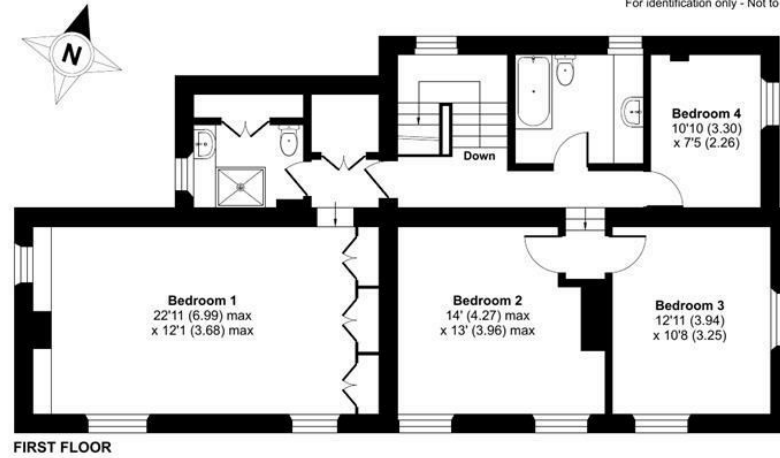




Woodford Lane, Chew Stoke, Bristol, BS40

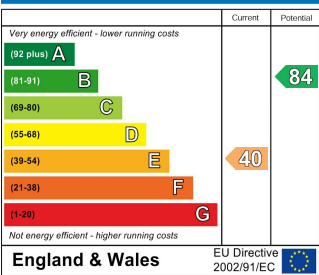
Approximate Area = 2357 sq ft / 218.9 sq m (includes garage)

For identification only - Not to scale

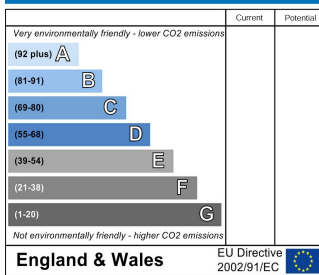


RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nūcheom 2023. Produced for Nancekivell & Co. REF: 979391

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.