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ESTATE AGENTS



# Thimble Cottage

Chew Magna







# Thimble Cottage, 23 High Street, Chew Magna, Bristol, BS40 8PR Guide Price £400,000

- Two double bedrooms
- Extended kitchen/breakfast room
- Gas central heating
- Upstairs bathroom
- Short walk to amenities
- Separate sitting room with oak flooring

**FULL OF CHARM AND DECEPTIVELY SPACIOUS** - This classic Chew Magna cottage is the perfect spot to enjoy village life and includes a surprisingly large rear garden.

## SITUATION

The village of Chew Magna was voted in 2011 top out of the twelve best villages in the UK in a survey featured in the Sunday Times. Surrounded by rolling hills, this Bath & North East Somerset village ([www.chewmagna.org.uk](http://www.chewmagna.org.uk)) can trace its history back to Saxon times, and is popular with those who wish to escape from the city but have easy access to their place of work, being only 10 miles from Bristol, with its International Airport, mainline railway links and the M5 and M4 motorways. The picturesque countryside of the Mendips and the beautiful Chew Valley and Blagdon lakes are no more than a few miles away, and to the east is the Roman City of Bath, about a 30 minute drive away. The excellent local amenities include nearby schools, four pubs, a supermarket, nursery and an area of shops including a post office café and sea food restaurant.

## DIRECTIONS

Travelling along the High Street in Chew Magna, past the Debbie Fortune Estate Agents office and proceed up the High Street towards the Co-op stores. Thimble Cottage is past the Co-op, after a short while on your right-hand side with a Debbie Fortune Estate Agents for sale board to the front.

## DESCRIPTION

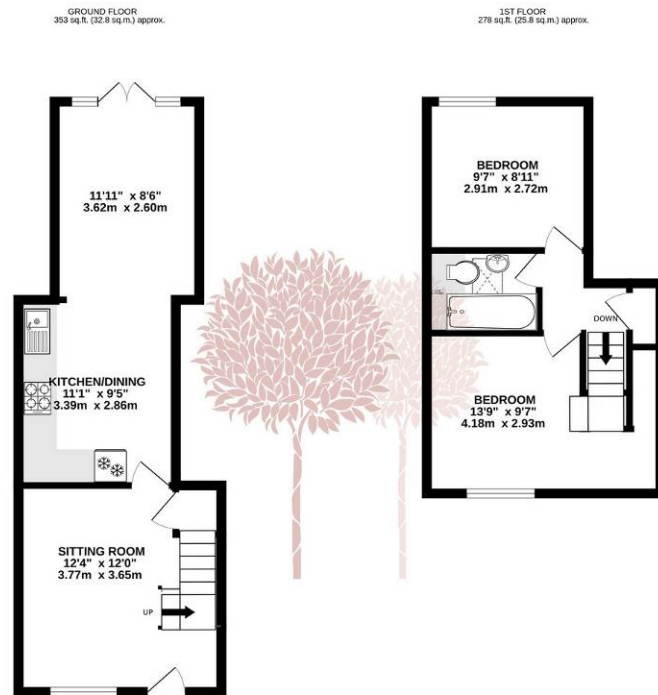
Thimble Cottage is bursting with character and charm and is a perfect retreat for those wanting to immerse themselves in village life and has plenty of space to entertain thanks to the extended kitchen overlooking the spacious garden. It has been sympathetically renovated over the years and is now ready for its next owner to add their own personality.

The property is entered through a traditional wooden canopied door leading into a good-sized reception room with rich oak flooring. From here we access the separate kitchen which has been transformed by the vaulted extension to create a sunny second reception room with a fully glazed apex and oak double doors leading out to the garden where you can enjoy the various outdoor seating areas that are set amongst a mature collection of shrubs and trees. Upstairs you will find two double bedrooms, the master to the front and to the middle is the bathroom, complete with a shower over the bath.

The gardens to the front of the property also offers another place to sit and watch the world go by.



## Floorplan



TOTAL FLOOR AREA: 631 sq.ft. (58.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Miroplan 6/2023

Our vendor says...

**We have noticed...** One of Chew Magna's iconic cottages, retaining much of its original charm with a stylish extension to the rear and a lovely large garden!

### PROPERTY INFORMATION

Tenure - Freehold  
Council tax band - C  
EPC rating - D

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