



**Chayfern,
High Street, Blagdon, BS40 7TQ**

Robin King | Estate Agents

CHAYFERN, HIGH STREET, BLAGDON, BS40 7TQ

A character filled 3-bedroom family home nestled in the heart of the village of Blagdon.

Approx 1261 Sq. Ft. Accommodation • 3 Bedrooms • Open Plan Kitchen/Diner • Large Garden • Timber Framed Outbuilding • In Catchment For Popular Local Schools • Access To M5 Motorway Within 10.8 Miles At Jet. 21 • Bristol Airport Within 6.6 Miles • Central Bristol Within 14.3 Miles • Mainline Railway Services Within 9.2 Miles At Yatton – London Paddington From 114 Minutes (All Approx.)

Approached from the high street via steps leading to the front garden, Chayfern offers a welcoming entrance through its front door, to a hall with plenty of space for coats and shoes and a convenient understairs storage cupboard. There is also a cloakroom to the end of the hallway. To your left, is a delightful living room adorned with a log burner, and a bay window which benefits from plenty of warmth and sunlight due to the south-facing orientation.

To the end of the hallway, there is a farmhouse-style kitchen/diner, with a large feature brick fireplace and ample wall and base units with wooden worktops. The kitchen accommodates a large range cooker, space for a fridge freezer, and dishwasher. An inviting space for dining with double doors which lead from the kitchen to a west-facing covered veranda and garden, seamlessly connect the outdoors in. A sizable conservatory/utility room provides additional storage or can serve as an office space.

Upstairs, the principal bedroom, to the front of the property, benefits from a bay window capturing the sunlight from the south facing orientation. The second bedroom is a well-proportioned double room offering garden and Blagdon Lake views. The third bedroom is a charming single room. A modern family bathroom with a bath, separate shower, heated towel rail, and underfloor heating completes this level.

The top floor has been skilfully converted to unveil an attic room nestled within the eaves of the house and is an ideal children's den or snug reading area with Velux windows providing plenty of light.





Outside, a wooden veranda graces the rear of the property, creating an ideal spot for al fresco dining. The extensive west-facing lawned gardens are accompanied by a practical timber-framed outbuilding serving as an office with power supply. At the garden's end, a mature acer tree, a garden shed, and a vegetable patch complete the picturesque outdoor setting.

Location - Blagdon is a popular village located on the edge of the Chew Valley between Bristol, Bath and Wells. The area is one of outstanding natural beauty. The village offers excellent amenities including a village store/post office, butchers, beauticians, public houses, parish church and an excellent primary school. Blagdon is in the Churchill Academy and Sixth Form catchment area. The property is well placed for commuting to both Bath and Bristol and has easy access to Bristol International airport.



Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – From Congresbury, take the B3133 northeast toward Smallway, continue the A370 and A38, then turn right onto B3134 toward Blagdon. In Blagdon, turn right onto High Street, and Chayfern, High Street, Blagdon, BS40 7TQ, will be on your left.

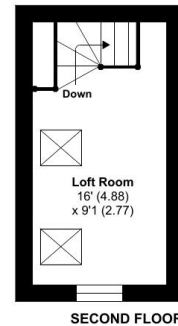
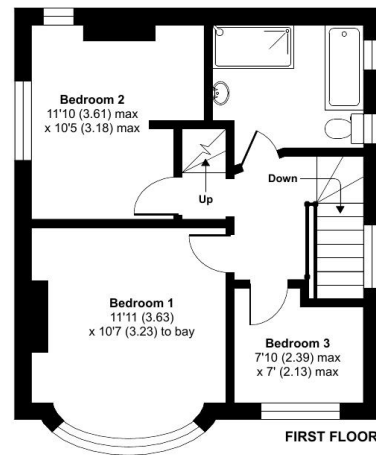
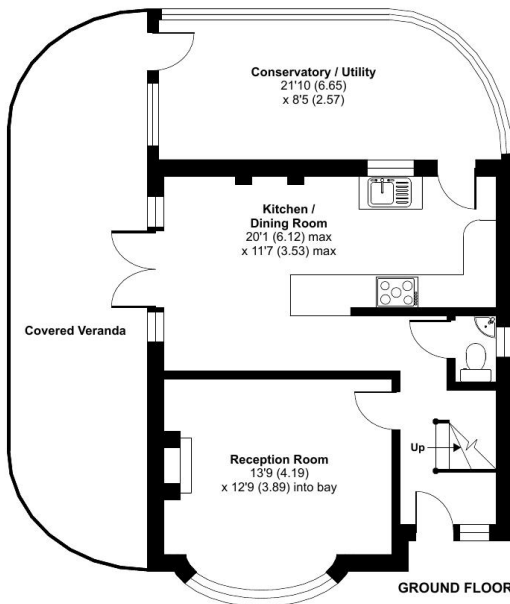
SERVICES – All mains services

EPC RATING – E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND E** £2,530.09 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

High Street, Blagdon, Bristol, BS40

Approximate Area = 1261 sq ft / 117.1 sq m
For identification only - Not to scale



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