



Old Tarnwell, Stanton Drew

£375,000

- **Energy Rating - D**
- **Amazing Views**
- **Kitchen/Diner**
- **Front & Rear Garden**
- **Bristol (7 miles) and Bath (14 miles) Away**
- **Four/Three Semi Detached Home**
- **Two Reception Room**
- **Period Features**
- **Driveway**
- **Quiet And Peaceful**

In a peaceful cul-de-sac, the house overlooks the Chew Valley and Dundry Hill. In summer, you can enjoy the garden with its flower-borders and fruit trees, grow vegetables in the organically composted soil, and entertain family and friends. Or simply hook a hammock between the trees and drift with the clouds. Public footpaths on the doorstep offer miles of walks in every direction. In winter, the house itself, with recently upgraded double-glazing, new warm roof, insulation & cladding, and a wood-burner in the living room, is warm and cosy. A two-room annexe can provide a sun room or fourth bedroom, office space, or a pad for a teenager or independent relative. The current owners, who have lived here for twenty five years, are downsizing and there is no onward chain.

Stanton Drew's outstanding Primary School is a short walk away, not far from the ancient Stone Circles. Bristol (7 miles) and Bath (14 miles) are within commuting distance. Chew Magna (2 miles) offers many additional village amenities. Nearby, the Chew Valley Lakes offer fishing, sailing, birdwatching, and lakeside eateries. Bristol Airport is 17 minutes drive away.

The spacious hallway leads to the lounge, just off the kitchen/diner, with dual-aspect windows that flood the room with natural light, The 22ft kitchen/diner has French doors to the garden, a well-equipped kitchen with a built-in oven and hob, and a breakfast bar dividing kitchen from dining area.

The second reception room opens onto the front patio, with another seating area and shrubbery. Next to this room is bedroom or sunroom, with an en-suite cloakroom and more French doors to the rear garden.

Upstairs are two double bedrooms, one with built-in wardrobes and breathtaking views. A further single bedroom could also be an office or study. The family bathroom includes a shower over the bath.

The front garden has a shrub-lined path, a woodstore, and parking for two vehicles

Living Room 20'1" x 10'2" into recess (6.14 x 3.11 into recess)

Kitchen/Diner 22'4" x 10'0" (6.82 x 3.07)

2nd Reception Room 13'1" x 12'10" (4.01 x 3.92)

Diagonal Walls - Measurements as accurate as possible

Bedroom One 12'4" x 8'5" (3.77 x 2.57)

Bedroom - Two 8'0" x 7'8" (2.46 x 2.36)

Bedroom Three 16'2" x 7'3" (4.93 x 2.23)

En-Suite 5'5" x 4'8" (1.66 x 1.44)

Diagonal Walls - Measurements as accurate as possible

Bedroom Four 10'1" x 6'10" (3.08 x 2.09)

Bathroom 5'5" x 5'5" (1.66 x 1.66)

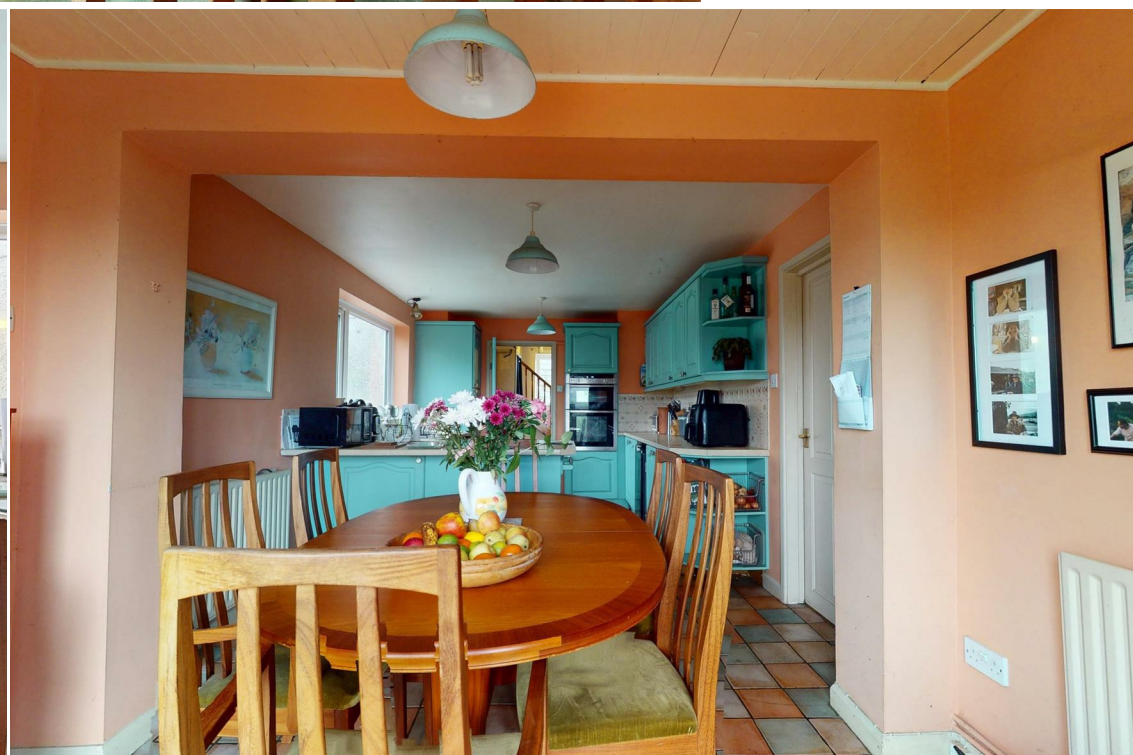
Tenure - Freehold

Council Tax Band - D

















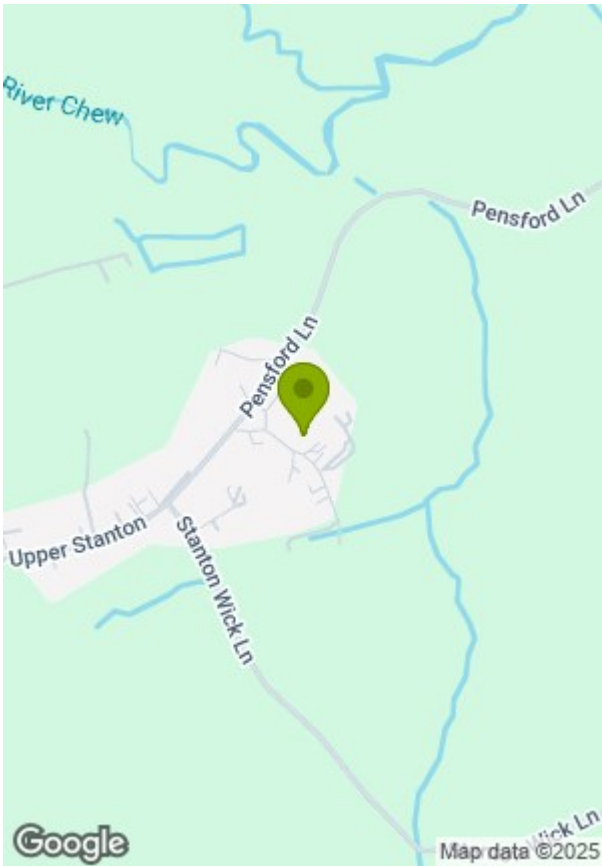








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	61 69

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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