



# SAWYER'S MILL

HUNSTRETE • NEAR BATH



MAGENTA PROPERTIES LIMITED

TWO BRAND NEW CONTEMPORARY, FIVE BEDROOM, DETACHED PROPERTIES INCLUDING SEPARATE ACCOMMODATION ABOVE THE GARAGES WITH FLEXIBLE USE AS AN OFFICE OR GYM



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Two brand new (3150 sq.ft.) contemporary, five bedroom, detached properties including separate accommodation above the garages with flexible use as an office/gym. Approached by gated entrances and set in landscaped gardens.

- **Separate accommodation above garage with flexible use as office/gym.**
- **Set in landscaped gardens with private gated entrance**
- **Impressive entrance hall with engineered oak flooring**
- **Contemporary, open tread oak staircase and glass balustrades**
- **Large open plan kitchen/breakfast and separate utility with porcelain floor tiles**
- **Sitting room with Jetmaster fire**
- **Three further receptions**
- **Five bedrooms with master arranged as a suite including separate dressing room and en-suite bathroom**
- **Guest bedroom with en-suite shower room**
- **Two further bath/shower rooms**
- **Glass Juliette balcony to master bedroom**
- **Oil fired central heating**
- **Underfloor heating throughout ground floor**
- **Principal rooms have been designed to benefit from the orientation of the sun**

Careful consideration has been given to the design and choice of all materials, resulting in a superior and impressive finish.

The property is offered with a ten year NHBC warranty, and the accomplished track record of an established local development company, who specialise in bespoke developments within the most desirable locations.

## LOCATION

Hunstrete is regarded as a sought after village, located in under 10 miles from both the City of Bristol and the beautiful Georgian City of Bath. It is positioned within walking distance of the renowned hotel/restaurant The Pig near Bath and is a short drive to the beautiful Chew Valley with its two lakes at Chew Magna and Blagdon. It combines both country setting and easy access to the two City Centres, as well as benefitting from the facilities of the popular village of Chew Magna, Keynsham and other nearby local villages. There is a wide choice of reputable schools, both state and independent which are available within a short distance. It has good road links to the motorway network M4/M5, with rail links from Bristol, Bath or Keynsham, providing fast access to London and other major Cities. Bristol Airport offers a number of both European and long haul flights.



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## Site Plan





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## Plot 2 - Ground Floor



<b>Kitchen/Breakfast</b>	4.2m x 6.6m (max)	13' 8" x 21' 7" (max)
<b>Utility</b>	4.2m x 1.9m (max)	13' 8" x 6' 2" (max)
<b>Dining Room</b>	3.9m x 3.4m (max)	12' 8" x 11' 2" (max)
<b>Snug/Playroom</b>	3.9m x 3.5m (max)	12' 8" x 11' 5" (max)
<b>Sitting Room</b>	4.2m x 5.9m (max)	13' 8" x 19' 4" (max)
<b>Study</b>	4.2m x 2.3m (max)	13' 8" x 7' 5" (max)
<b>Garage</b>	5.7m x 6.1m (max)	18' 7" x 20' 0" (max)



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## Plot 2 - First Floor





### Kitchens

- Individually designed kitchen featuring painted doors with soft close drawers and doors
- Central island
- Branded appliances: ovens, freezer, dishwasher and wine chiller.
- Stone work surfaces and upstands.
- Separate Utility room
- Porcelain floor tiles

### Electrical

- Black nickel finish switches and sockets
- Wired for digital TV and Sky
- BT/Data cabling/Fibre
- TV points in principal rooms
- Mains supply smoke detectors
- Low voltage down lights
- Wiring for infra red alarm system

### Note Interior Finishes

- Oak veneered doors with chrome ironmongery
- Walls and woodwork painted in smooth mat emulsion/eggshell in light contemporary shades
- Double glazed, timber painted windows

### Bathrooms & En-suites

- Concealed W/C cisterns and Geberit push plates
- Soft close W/C seats
- Recessed valve thermostatic showers and glass screens
- Comprehensive contemporary wall and floor tiling
- Shaver sockets
- Heated towel rails
- Underfloor electric heating to master/guest bathrooms

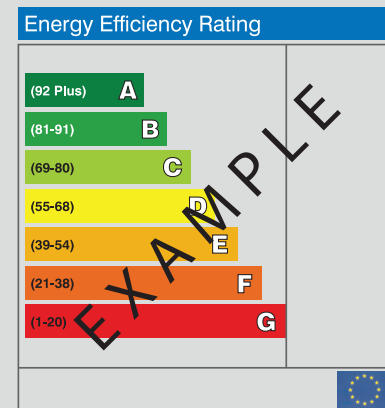
### Tenure

- Freehold

### Warranty

- 10 Year NHBC Warranty

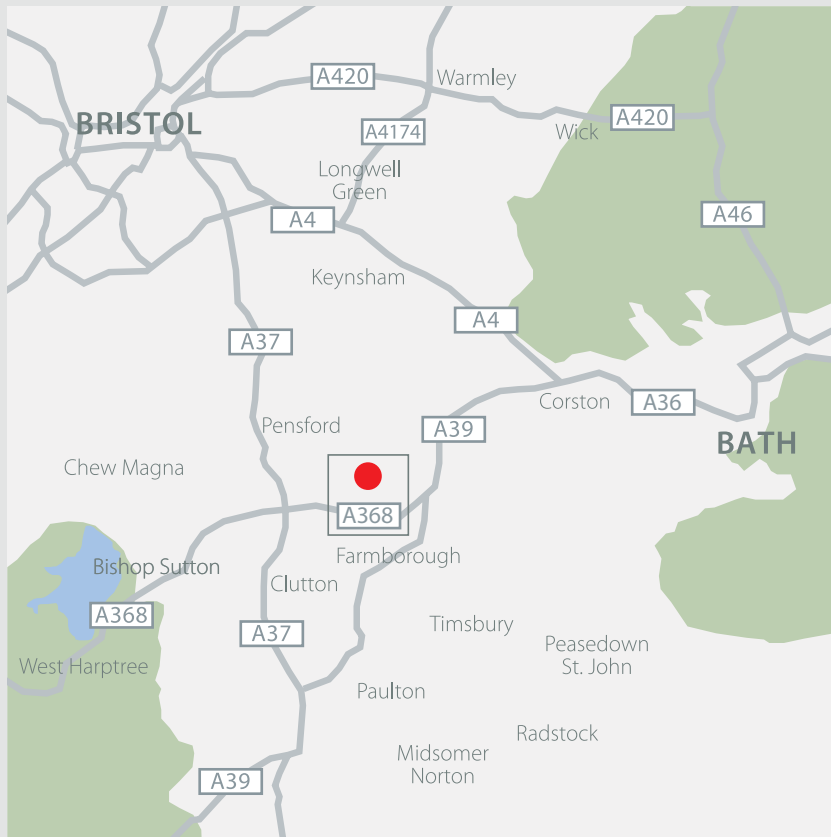
### Predicted Energy Assessment



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



# Location



SatNav: BS39 4NT

# Finishes





Magenta Properties Ltd specialise in the design and construction of high quality and distinctive, executive-style homes.

It has carved a niche market of small developments, ranging from large one off detached properties up to development of six units.

Its team works hard to develop sites in prime locations and to ensure that the sites are enhanced with architectural styles and materials in keeping with their surroundings.

The Company was formed in late 1991 with the philosophy that quality counts. Its aims are to create interesting designs, with a view to breaking away from the "square box" layouts, so often associated with new properties.

High standards of workmanship are ensured by exemplary on-site management, and regular communication with each trade. This attention to details has ensured the Company has created a portfolio of desirable properties around the Bristol and Bath areas.



CREATING HOMES OF DISTINCTION





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