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The Pines  
Breach Hill Lane | Chew Stoke | Bristol | BS40 8YA





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A superb family house with far reaching views complete with a substantial leisure wing and separate paddock.

#### Situation

The Pines is situated in Chew Stoke, a popular village to the west of Chew Valley Lake boasting several pubs, a highly regarded primary school and village church; along with a doctors surgery and village shop. Situated on Breach Hill Lane, The Pines has lovely views over the surrounding countryside, and glimpses of the lake from many of its rooms. Nearby, there is access to miles of open country; with sailing & fishing on Chew Valley Lake, a dry ski slope in Winscombe and easy access to the west coast via the A38 & M5.

Close by is the larger village of Chew Magna, providing further essential amenities whilst there is easy access to both the larger cities of Bristol and Bath. Schooling is excellent, with the local primary school being held in high regard, and access to acclaimed private schools in Bristol such as Clifton College and The Downs Preparatory School, as well as Millfield School in Street.

Bristol Airport (6 miles) provides regular international flights and Bristol Temple Meads and Bath Spa train stations provide regular services to London Paddington.

#### The Pines

Situated behind pillared entrance gates, The Pines is a fabulous modern family house; commissioned by and built for the current owners. It presents everything required for family living; with an expanse of living accommodation and entertainment space, to a stunning indoor swimming pool & leisure complex, large and beautifully landscaped garden and access to some 2 acres of paddock.

The sense of light and space is prevalent from entering the property, with a light filled entrance hall overlooked by the galleried landing above. Bespoke double wooden doors give access to the spacious drawing room, and opposite the generous dining room. The study overlooks the driveway, whilst adjacent to the kitchen is a family breakfast room and snug. The kitchen is modern and beautifully fitted, with a range of floor and wall mounted storage cupboards and a central island. The granite tops provide an expanse of work space and there is room for a double fronted American style fridge / freezer. To the rear of the house, a large conservatory links the dining room with the garden and the leisure complex, providing year round family entertaining space – with doors leading out to the garden from the pool, conservatory and drawing room. In addition, the ground floor has a large utility room, two cloakrooms and a boot room accessed from both the garden and front driveway – as well as giving access to the integrated double garage.

Upstairs, the fabulous galleried landing leads out to a balcony with views across the garden to Chew Valley Lake beyond – a view shared by three of the six double bedrooms. The master bedroom is particularly exquisite, with a generous en-suite bath and shower room. This also shares access to the balcony, along with the third bedroom. A family bath & shower room, along with a separate shower room are shared by the five remaining double bedrooms, whilst bedroom two has an en-suite loo. In addition, there is a box room and a walk-in airing cupboard.

The impressive leisure wing is a real feature of the property – with a stunning timber double height ceiling and roof beams. The pool below accommodates any family needs – and is topped when not in use by an electrically operated hard cover. There is a separate shower & cloakroom, along with a traditional timber clad Swedish sauna. The tiled floor surrounding the pool provides plenty of space for informal dining (when the weather isn't so sunny) as well as space for a small gym or billiards table. Sliding doors open out from the glazed side walls into the garden creating a fun filled family space.

#### Outside

The gardens surrounding The Pines are a delight – softly landscaped to create a haven of peace and tranquility, with far reaching views and glimpses of the lake. Predominantly laid to lawn, with the house set back far from the gates, presenting deep front and rear gardens, these are an absolute delight. Mature hedging provides year round privacy, with mature pines and planted borders giving structure and colour.

The paddock is accessed some 20 metres or so from the property, and provides space for horses or ponies to graze or simply as amenity land for families to enjoy, camp and entertain in.

#### Services

All mains services connected.

#### Post code

BS40 8YA

#### Local Authority

North Somerset. Tel 01934 888 888

#### Viewing

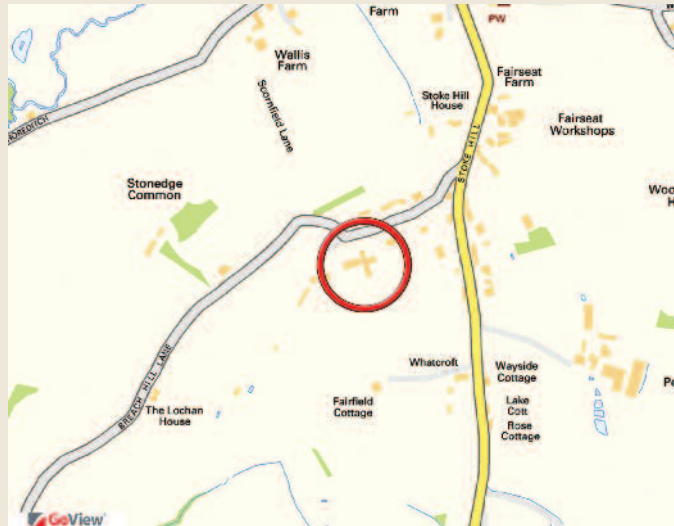
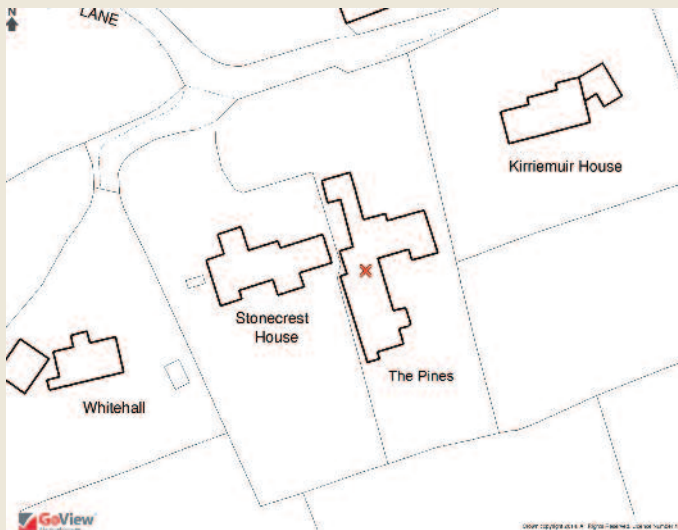
Viewing is strictly by prior appointment with Agents Fine & Country Bristol. Tel 0117 946 1946

#### Directions

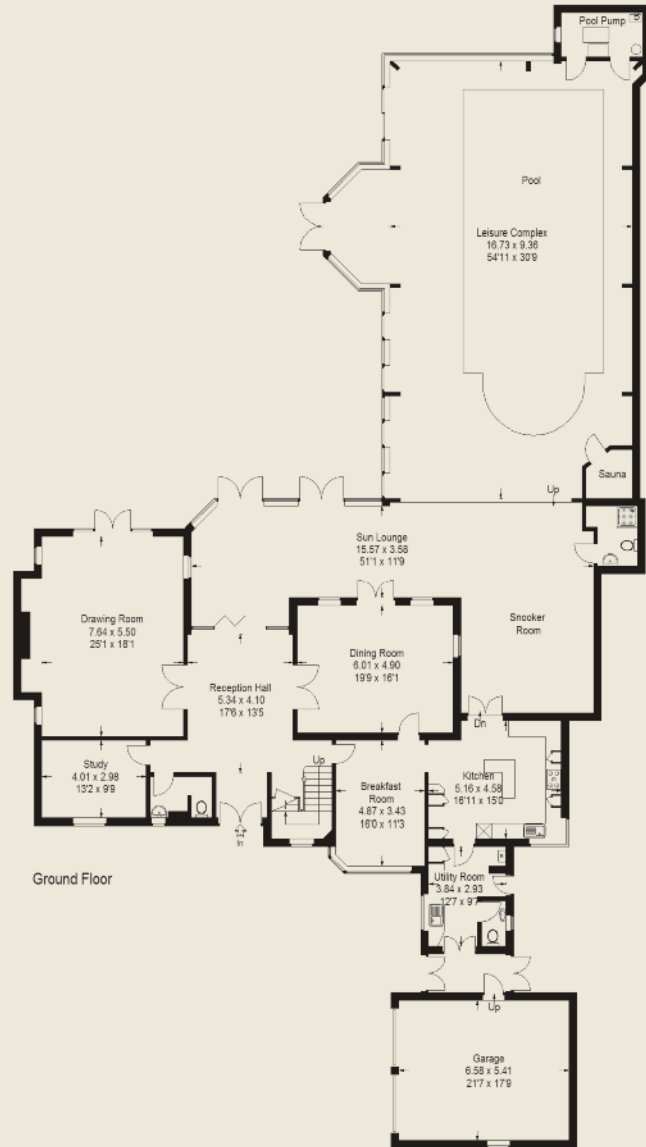
From Bristol, head to Barrow Gurney via the A370 and continue through the village. At the junction with the A38 turn right, and a short distance later turn left onto the B3130. Continue along the B3130 for several miles, passing the Winford Road Garage and at the roundabout take the right hand road to Chew Stoke. Continue through the village, past The Stoke Inn, and a short distance later turn right into Breach Hill Lane. The Pines can be found on the left hand side.







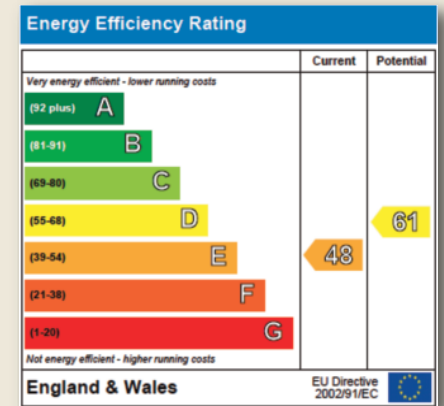
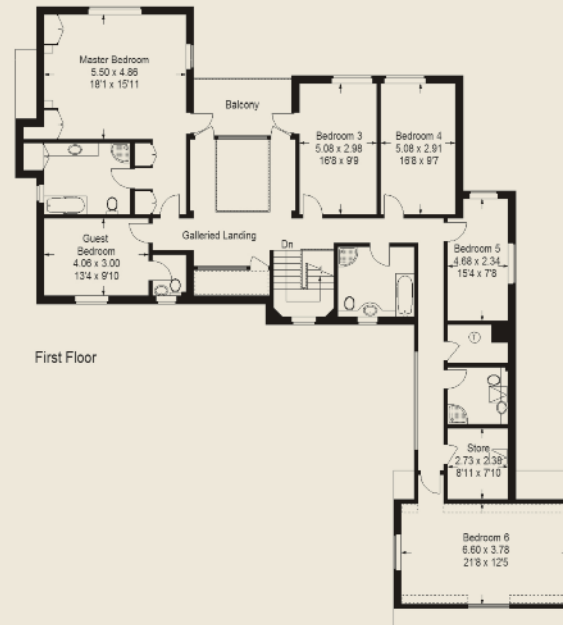
The Pines, Breach Hill Lane, Chew Stoke, Bristol, BS40 8YA



Approximate Gross Internal Area  
694 sq m / 7470 sq ft (Including Garage & Excluding Void)



Illustration For Identification Purposes Only. Not To Scale





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