

Woodford House Chew Stoke



WOODFORD HOUSE, CHEW STOKE, NEAR BRISTOL

Bristol 10 miles • Bath 15 • Wells 10 miles

Guide Price £575,000

An immaculately presented four bedroom detached house located in the desirable village of Chew Stoke.



- Detached Four Bedroom House • Snug
- Entrance Hall
- Kitchen
- Utility room
- Spacious Sitting Room
- Cloakroom
- Four Bedrooms
- Family Bathroom
- Garden and Terraced area
- Double garage and parking
- Catchment to Chew Valley School

DESCRIPTION

Woodford House is a well presented four bedroom house set in the sought after development in Dairy way. The property offers flexible living accommodation and benefits from stunning views from the front and rear of the house.

The front door opens into an entrance hall which has doors leading to the snug, cloakroom, utility room, kitchen and living room, with stairs to the first floor.

The wonderfully living room is an especially light and spacious room with french doors to the sunny terrace and garden. The modern fully fitted kitchen/breakfast room is a good size with an ideal utility room for extra space and storage. The kitchen also has french doors to the garden

On the first floor there are four bedrooms. The master room benefits from an ensuite shower room. There is a family Bathroom comprising a modern white bathroom suite.

Outside, The garden is mainly laid to lawn with a terrace area, mature shrub borders enclosed with a fence and walled boundary, with the addition of a vegetable garden. There is access to the front garden and rear access to the double garage.

*A select development
situated in the
picturesque village of
Chew Stoke*





GENERAL PROPERTY INFORMATION

TENURE

The property is of freehold tenure with vacant possession upon completion.

OUTGOINGS

Council Tax – Band C

SERVICES

Mains water, mains electricity, mains drainage. gas fired central heating.

FIXTURES AND FITTINGS

All those items usually regarded as retained to the vendors are specifically reserved out of the sale, although some may be available to the purchaser if required at valuation.

PUBLIC AUTHORITIES

Bath and North East Somerset Council Tel: 01225 477000

POSTCODE

BS40 8UE

VIEWING

Strictly by appointment with the Vendor's Agent, Killens
Telephone 01275 333993

ENERGY PERFORMANCE CERTIFICATE

Rated TBC - view at www.killens.org.uk

DIRECTIONS

From our office in Chew Magna, proceed along the High Street in the direction of Winford, take the turning left before leaving the village into Chew Lane you will then pass Chew Valley School on your left hand side. Shortly after Woodford House can be found on the left hand side

SITUATION

Woodford House is situated in the village of Chew Stoke which is in the heart of the Chew Valley close to the Lakes. Chew Stoke is a popular village with a good strong community.

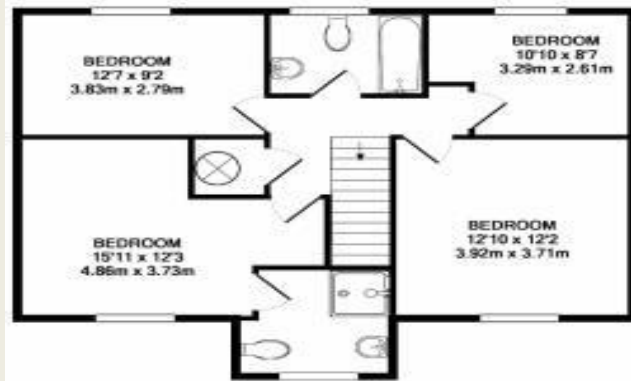
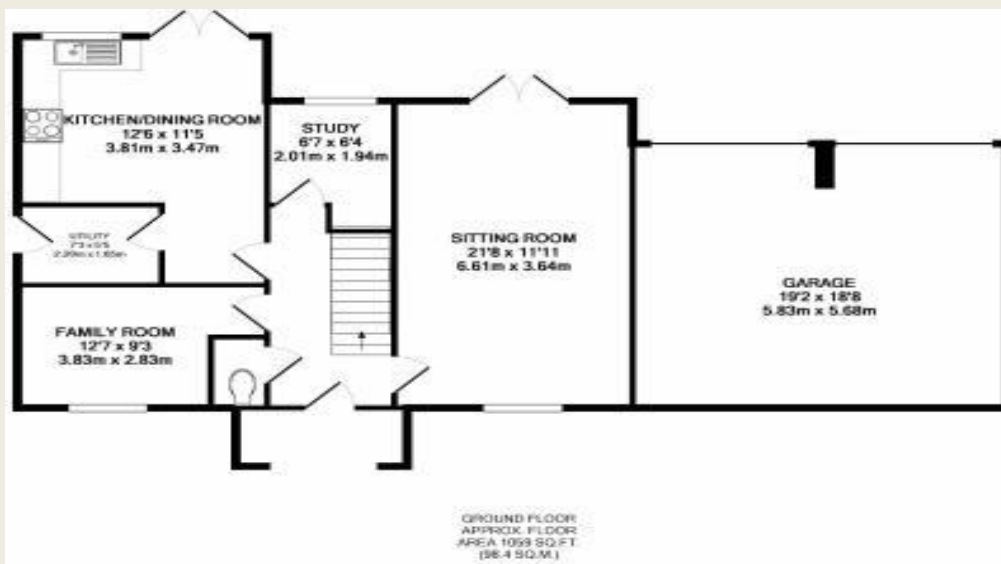
Within the village, there is a range of local facilities including a highly rated primary school, a popular public house, a general store, the fabulous "Chew Kitchen" cafe and bowls and sailing club. There is also a doctor's surgery/medical centre within the village.

Chew Stoke is within easy commuting distance of both Bristol and Bath. The regional centre of Bristol is only 10 miles to the north whilst the Heritage City of Bath is situated 15 miles to the east with good road connections leading to them both. The Cathedral City of Wells is 10 miles to the south.

The nearby village of Chew Magna provides a wider range of local facilities including a bank, family butcher, co-op, travel agents, barbers and pharmacy.

Mainline rail services are available from Bristol and Bath whilst Bristol International Airport is 5 miles away.





TOTAL APPROX. FLOOR AREA 1729 SQ. FT. (160.6 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained here, misstatements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrosix ©2018



V1 13/05/2018

Killens and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and any plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Killens have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

5 South Parade, Chew Magna, Bristol, BS40 8SH
Telephone: 01275 333993
Email: chewmagna@killens.org.uk

The Cake House, Upper Lodge Farm, Ston Easton, BA3 4DH
Telephone: 01761 241127
Email: office@killens.org.uk

10 Sadler Street, Wells, Somerset, BA5 2SE
Telephone: 01749 671172
Email: wells@killens.org.uk



www.killens.org.uk

