



Cedar House, 2 The Cedars, Chew Stoke, Bristol, BS40 8TR

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- Outstanding Home
- Individual Design
- Recently Remodelled
- High Specification Kitchen
- Open Plan Kitchen Family
- Principal Bedroom Suite
- Garage
- Outdoor Kitchen
- Entertaining Room
- Generous Gated Driveway



An exceptional and truly one of a kind home in an outstanding location.

Nestled within a leafy corner of Chew Stoke sits this stylish, completely unique contemporary home. Occupying a sizeable and mature plot, this premium detached home offers sophisticated living at it's finest. Having undergone significant remodelling in recent years, this property is sure to impress any discerning buyer. A striking Atrium style entrance hallway with focal wood burning stove invites you into the property, with an oak and glass balustrade leading to the first floor.

The ground floor presents a 'Wow Factor' full width open plan kitchen family room with bi-folding doors leading to the garden kitchen and terrace. The kitchen is a high specification 'in-frame' bespoke kitchen which creates a superb all-day space for living and entertaining. There is a cosy lounge, utility room and WC on this level.

The first floor impresses with a well-appointed principal bedroom suite complete with dressing room and four piece contemporary bathroom suite, a breakfast terrace adds an additional luxury. Two further double bedrooms and a chic family shower room complete this floor.

The rear garden is laid to a kitchen terrace complete with canopy and lantern and high spec barbeque with a plunge pool for hot summer days. A large lawned area wraps around the property.

The detached garage offers an additional surprise with an incredible bonus room behind, which offers an impressive entertaining space with fully fitted bar, WC and ample space for a good ol' knees-up!

This home must be viewed to appreciate the full extent of everything it offers!



Chew Stoke is at the heart of the Chew Valley and enjoys close proximity to Chew Valley Lake. It is an exceptionally popular village with a vibrant and friendly community. There are a good range of facilities including a Doctor's Surgery, a popular pub, Village Hall and excellent restaurants including Chew Kitchen, The Woodford and Salt & Malt, the latter two of which have beautiful views over the Lake. The village enjoys a regular chorus of bell ringing at St. Andrews Church, which is home to some of the famous Bilbie Bells originally made in the village. The village has many clubs and societies including bowling, a cinema club, Women's Institute, choirs and exercise classes. At the end of summer, the season concludes with the Harvest Home which includes the produce tent, dog show and general all-round fun for the family!

Chew Stoke Primary School and Chew Valley Secondary School are well regarded with local families, with many opting for Chew Stoke as their new home due to its popularity. The village is perfectly placed for commuting to both Bristol and Bath. There is a bus service from the village to Bristol and railway stations at Bristol Temple Meads and Bath Spa with trains to London and connections to the national rail network. Access to both the M4 and M5 is within a reasonable distance and Bristol International Airport has flights to Europe with connecting flights to the rest of the World.





ROOM DIMENSIONS

Ground Floor

RECEPTION HALL 12'8" x 12'2"
 KITCHEN/DINING ROOM 25'7" x 18'8"
 FAMILY ROOM 12'4" x 13'7"
 SITTING ROOM 14'8" x 12'9"
 UTILITY ROOM 11'6" x 7'6"
 LOO 5'5" x 4'6"
 TERRACE/OUTSIDE KITCHEN 40'4" x 9'0"
 TERRACE 6'0" x 9'2"

First Floor

LANDING 12'9" x 15'8"
 BEDROOM 13'6" x 13'2"
 ENSUITE 11'6" x 8'8"
 DRESSING ROOM 6.0" x 15'8"
 BALCONY 6'3" x 9'6"
 BEDROOM 11'2" x 11'9"
 BEDROOM 11'8" x 11'2"
 SHOWER ROOM 8'4" x 6'5"

Outside

GARAGE 18'3" x 13'3"
 ENTERTAINING ROOM 27'6" x 11'7"
 LOO 4'5" x 4'6"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

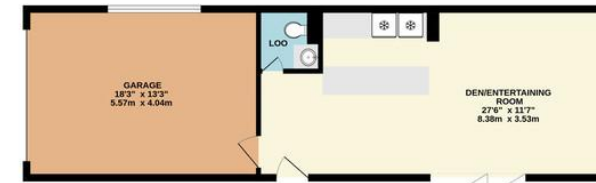
GROUND FLOOR
1068 sq.ft. (99.2 sq.m.) approx.



FIRST FLOOR
906 sq.ft. (84.2 sq.m.) approx.



GARAGE/DEN
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 2576 sq.ft. (239.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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.

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