



Meadow View, Stoke Hill, Chew Stoke, Bristol, BS40 8XF

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Guide Price £795,000

- Detached Single Storey Property
- Central Village Location
- Countryside Views to the Rear
- Two Reception Rooms
- Kitchen and Utility Room
- Two Double Bedrooms with Ensuites
- Two Further Double Bedrooms
- Sharing Family Bathroom
- Enclosed Garden
- Double Garage and Parking
- NO FORWARD CHAIN



SINGLE STOREY LIVING AT IT'S BEST!

Tucked away in the heart of Chew Stoke Village is this impeccable, detached four bedroom home. Seldomly available to the market, this exceptional property offers a fantastic opportunity for a discerning buyer seeking one level living in Chew Stoke!

Having been carefully maintained both inside and out, this well-appointed property is approached via a private driveway which leads to a sizeable double garage. Internally, a sizeable entrance hall welcomes you in to generously proportioned rooms, with the bedrooms- all benefitting fitted wardrobes- and the living accommodation sensibly ordered. The principle en-suite bedroom overlooks the pretty, level rear garden which has been well-maintained and bustling with local wildlife! Both reception rooms enjoy this same leafy green view.

The kitchen is fully fitted with solid Oak units, there is space for a breakfast table and chairs and a doorway into a useful utility room. Three further bedrooms, three full bathroom suites and additional wc complete the property.

Pretty gardens wrap around the property and enjoy views of St Andrews Church. Whilst some updating may be required, this property has been extremely well maintained throughout the years and provides a superb opportunity for one lucky buyer. Early viewings are encouraged!

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village enjoys a regular chorus of bell ringing at St. Andrews Church, which is home to some of the famous Bilbie Bells originally made in the village.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.

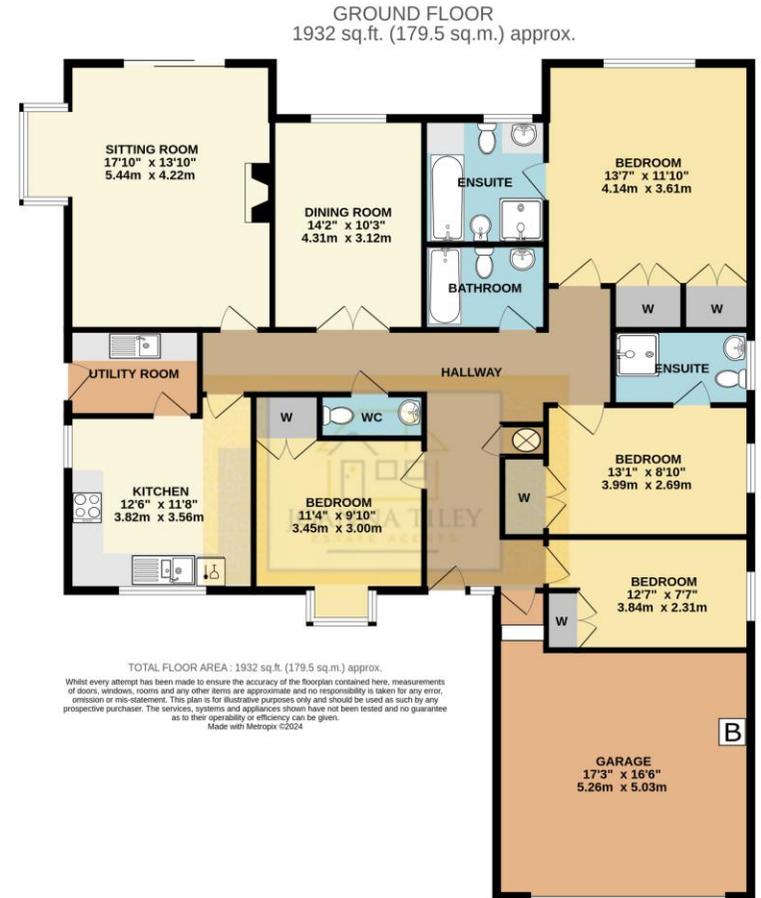




ROOM DIMENSIONS

GROUND FLOOR

- Sitting Room 17'10" x 13'10"
- Dining Room 14'2" x 10'3"
- Kitchen 12'6" x 11'8"
- Utility Room 8'11" x 5'9"
- Bedroom 13'7" x 11'10"
- Ensuite 8'2" x 8'
- Bedroom 13'1" x 8'10"
- Ensuite 8'2" x 5'
- Bedroom 11'4" x 8'10"
- Bedroom 12'7" x 7'7"
- Bathroom 8'3" x 5'8"
- WC 6'8" x 2'11"
- Garage 17'3" x 16'6"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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