



White Gates, Pagans Hill, Chew Stoke, Bristol, BS40 8UF

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- Detached Bungalow
- Three Bedrooms
- Four Piece Bathroom Suite
- Two Reception Rooms
- Modern Gas Central Heating
- Detached Garage
- Sizeable Driveway
- Wrap Around Garden
- No Forward Chain
- Desirable Chew Stoke



### ONE STOREY LIVING IN THE HEART OF CHEW STOKE!

**This superb three bedroom home** is bursting with opportunity for an enthusiastic buyer! Residing within the sought-after village of Chew Stoke, the property offers well proportioned accommodation over one level, with a nicely sized plot, generous driveway and detached garage!

Although the property has been well cared for over the years, this home is now in need of some updating however benefits from modern central heating system and double glazing throughout.

The property itself boasts a nicely sized entrance hall, leading to rooms from both sides. The layout is well considered, with the bedrooms located to the front and the generous living accommodation enjoying the rear view of the garden.

The kitchen is sizeable! Offering plenty of storage and a breakfast bar, this room is sure to serve the keen cook very well. Two nicely proportioned reception rooms offer excellent light flow via sizeable windows and patio doors overlooking the established gardens. This room enjoys a traditional Cast iron wood burning stove. A four piece bathroom completes the property.

Externally the gardens are laid to lawn with mature shrubs, with the front aspect enjoying an open view over 'Hedgehogs' field and beyond. Further benefitting from no forward sales chain, this home is ready for its new owner and the next exciting chapter in Chew Stoke!

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enjoys a regular chorus of bell ringing at St. Andrews Church, which is home to some of the famous Bilbie Bells originally made in the village.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

#### GROUND FLOOR:

- Bedroom 11'10" x 9'7"
- Ensuite 7'4" x 2'6"
- Bedroom 13'6" x 12'
- Bedroom 10' x 9'
- Bathroom 9'6" x 6'6"
- Kitchen 15' x 14'10"
- Dining room 12'8" x 15'11"
- Sitting room 16'4" x 15'11"

#### OUTBUILDINGS

- Garage 19'4" x 9'4"

GROUND FLOOR  
1502 sq.ft. (139.5 sq.m.) approx.



TOTAL FLOOR AREA: 1502 sq.ft. (139.5 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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