



Lakeview, Breach Hill Lane, Chew Stoke, Bristol, BS40 8YD



# Lakeview, Breach Hill Lane, Chew Stoke, Bristol, BS40 8YD

- Local Architect Rebecca Dyer
- High Specification and Craftmanship
- Stunning Views of Chew Valley Lake
- Open Plan Concept Kitchen Living Space
- Sitting Room with Doors to Terrace
- Main Bedroom with Ensuite
- Guest Bedroom with Ensuite
- Two Double Bedrooms sharing Bathroom
- Detached Barn and Parking
- No Forward Chain



## **SOMETHING VERY SPECIAL!**

Sitting on the hillside looking across the valley with stunning views of the Chew Valley Lake.

Built in 2015 to a very high specification and designed by local architect Rebecca Dyer ([www.rdarchitects.co.uk](http://www.rdarchitects.co.uk)) This fantastic home has been featured in 'Homes & Gardens' Magazine.

The double height reception hall sets the tone and welcomes you into the home.

An open plan living space offers a luxury kitchen with an abundance of storage and high end appliances with direct access to the terraces, ideal for enjoying the view whilst dining with friends and family. The area is flooded with natural light and has under floor heating throughout.

A separate sitting room again has direct access to a sun terrace with the views across towards the lake.

A guest bedroom with ensuite, study, utility boot room and cloakroom complete this level of the property.

On the lower level the main bedroom has ample storage and luxury en-suite and two further double bedrooms that share a luxury bathroom.

Outside the grounds are well maintained comprising lawn and beds with planting.

There is plenty of parking on the drive and the barn could be used as a garage. Currently it is used as a gym and workshop. This energy efficient home benefits from a sophisticated heating system via Air Source Heat Pump and high tech ventilation system throughout. We cannot wait to show you!



**Chew Stoke** is at the heart of the Chew Valley and is very close to Chew Valley Lake. It is a popular village with a vibrant and friendly community. There are a good range of facilities including 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. St. Andrews Church is well known for bell ringing and is home to the famous Bilbie Bells. Bowling is an institution in Chew Stoke appealing to all ages. It goes without saying it has the valley's best Estate Agents, Joanna Tiley Estate Agents based at Fairseat. The summer always ends with the Harvest Home which includes the produce tent, dog show and general all-round fun for the family! Chew Stoke Church School is well regarded with local families who have moved to the village because of the School's popularity. (<https://www.chewstokeacademy.org>) Chew Valley School is well regarded with an excellent sixth form ([www.chewvalleyschool.co.uk](http://www.chewvalleyschool.co.uk)) The village is perfectly placed for commuting to both Bristol and Bath. There is a regular 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 are 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 10'8" x 19'7"  
 KITCHEN/DINING/FAMILY ROOM 32'3" x 18'0"  
 SITTING ROOM 23'5" x 13'1"  
 BEDROOM 9'2" x 17'2"  
 ENSUITE 9'3" x 11'2"  
 CLOAKS 4'5" x 5'2"  
 LOO 4'5" x 6'1"  
 UTILITY ROOM 10'2" x 6'2"  
 DEDICATED PLANT ROOM 10'0" x 6'0"

### Mezzanine

STUDY 13'5" x 11'0"

### Lower Level

BEDROOM 16'9" x 10'3"  
 ENSUITE 10'3" x 6'  
 BEDROOM 11'6" x 11'4"  
 BEDROOM 11'4" x 9'2"  
 BATHROOM 10'4" x 7'7"

### Outside

BALCONY & TERRACE 45'0" x 25'0"  
 GARAGE 29'6" x 20'7"  
 SHED 19' x 7'2"

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 3177 sq.ft. (295.2 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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