



Elmhurst, Blind Lane, Chew Stoke, Bristol, BS40 8UA



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- Individual Detached Property
- Three Further Bedrooms
- Sitting Room with Bandstand Bay
- Family Bathroom
- Cosy Snug with French Doors
- Landscaped Gardens
- Modern Kitchen with Appliances
- Loo and Utility Room
- Main Bedroom with Ensuite
- Double Garage and Parking

## INDIVIDUALLY DESIGNED AND BUILT HOME

This very stylish – think Mediterranean vibe - is a beautifully presented and spacious home in the heart of Chew Stoke. Approaching via steps to the front of the house you enter into a welcoming porch – plenty of space for coats and shoes - and into a stylish hallway from which all other rooms flow really well. To the right of the property is a gorgeous sitting room with oak flooring stretching from the front to back of the house with plenty of space for the family to relax and space for dining too. There are French doors to the front balcony which runs the width of the room, whilst to the rear there is a large bay window with French doors to spill out into the beautiful garden!

There is a snug sitting room leading from the hallway with French doors leading onto the side garden and terrace. There is a fully fitted kitchen to the rear of the house, again with French doors out onto the garden. A downstairs loo completes the ground floor.

Upstairs is a spacious landing leading to the principal bedroom with a wall of fitted wardrobes and a large ensuite. A bay window makes this a naturally light and bright room overlooking the garden.

Two doubles and a single bedroom share a family bathroom – luxuriate in the corner bath – there is also a large shower too. To the lower ground floor is a useful utility space together with a doorway into the double garage which is accessed from the lane – also ideal when returning from countryside walks with muddy boots and dogs!

The garden at the rear of the property is so pretty – it is beautifully landscaped with lawned areas and planted borders, together with plenty of seating areas for entertaining and terraces to enjoy your morning coffee or a sundowner.

This is a super-stylish family home – we can't wait to show you around! Please do give us a call.





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

PORCH 4'5" x 6'0"  
 ENTRANCE HALL 8'1" x 16'3"  
 SITTING/DINING/FAMILY ROOM 17'9" x 21'0"  
 BALCONY 19'7" x 4'3"  
 SNUG 10'9" x 12'2"  
 KITCHEN 10'8" x 12'2"  
 LOO 3'0" x 6'1"

### First Floor

LANDING 15'6" x 12'1"  
 BEDROOM 15'8" x 12'0"  
 ENSUITE 6'3" x 8'6"  
 BEDROOM 11'0" x 10'1"  
 BEDROOM 10'9" x 10'3"  
 BEDROOM 8'3" x 6'6"  
 BATHROOM 8'1" x 10'1"

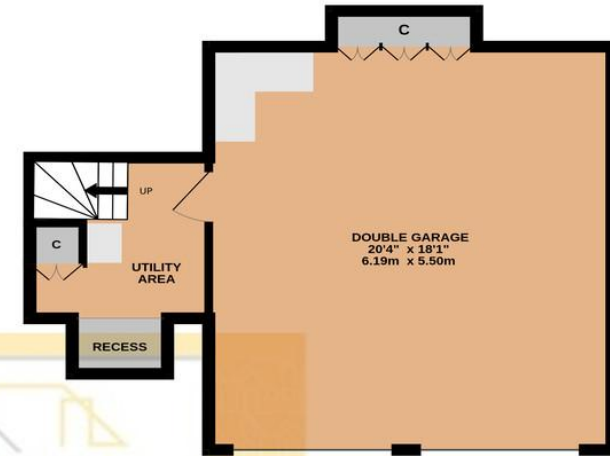
### Lower Ground Floor

UTILITY AREA 8'1" x 8'0"  
 DOUBLE GARAGE 18'0" x 20'4"

GROUND FLOOR  
822 sq.ft. (76.3 sq.m.) approx.



LOWER GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



FIRST FLOOR  
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 2058 sq.ft. (191.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		