



Tuckers Meadow, Chillyhill Lane, Chew Stoke, Bristol, BS40 8UG

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- Detached Stone Property c3400sq ft
- Set in 2.85 acres of Gardens and Paddock
- Great Room with Exposed Beams
- Luxury Kitchen with Appliances
- Two Extra Reception Rooms
- Main Bedroom with Dressing Area and Bathroom
- Guest Bedroom with Ensuite
- Two Further Double Bedrooms
- Luxury Family Bathroom
- Double Garage with Solar Panels



LOCATION - QUALITY – STYLE - LOCATION!

Approached via electric gates and driveway, this absolutely stunning stone built detached home is full of bespoke craftsmanship to the very highest level. Tuckers Meadow offers stylish, spacious and flexible living and is set on the edge of the village enjoying wonderful countryside and lake views.

Entering into the warm and welcoming reception hall – think natural stone flooring and toasty underfloor heating throughout – its bright and open and all rooms flow really well from this space. The wrap around kitchen is beautifully fitted with lots of fabulous quality cabinets and fitted appliances – washing up is less of a chore with that view! From here head into the generous sized dining room with gorgeous bespoke cabinetry to one wall and pocket doors to the hallway. At the end the hallway is what we are calling the 'great room' – such a beautifully proportioned sitting room with exposed beams, a stone fireplace and wood burning stove – fabulous for entertaining, imagine the family gatherings here! There are French doors onto a terrace and from here just relax and enjoy the most beautiful panoramic view!

The hallway runs throughout the ground floor with French doors accessing the terrace outside. There is a lovely bedroom and stylish ensuite to this floor – again with French doors to the terrace. A good-sized study area also leads from the hallway and there is an oh-so-useful utility/boot room with direct access to the outside – an ideal staging post for your muddy kids/dogs/wellies!

Heading upstairs via the bespoke oak staircase to the first floor, you will find a stunning principal bedroom – corner windows making the most of the views with the Lake in the distance. Fitted wardrobes, a dressing room and gorgeous ensuite make this an exceptional suite. Two further double bedrooms and a luxury family bathroom complete this floor.

Outside the extensive level gardens and paddock, which extend to approximately 2.85 acres, are enclosed with stone walling, natural hedging and fencing. There are many areas of planting and interest to just enjoy this exceptional location – relaxing and entertaining spaces abound! There is a large double stone-built garage with solar panels and ample parking. Please do give us a call - it will be our pleasure to show you this property!

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 village shop, 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

ENTRANCE HALL 12'8" x 14'6"
 UTILITY 9'8" x 9'5"
 LOO 4'4" x 5'6"
 KITCHEN 14'9" x 19'11"
 DINING ROOM 14'9" x 14'5"
 LIVING ROOM 17'7" x 27'0"
 HALL 4'8" x 39'5"
 STUDY 14'9" x 13'8"
 BEDROOM 12'7" x 13'6"
 ENSUITE 8'6" x 7'2"

First Floor

LANDING 24'2" x 4'3"
 PRINCIPAL BEDROOM 18'8" x 14'6"
 DRESSING ROOM 9'9" x 8'6"
 ENSUITE 12'5" x 9'9"
 BEDROOM 13'6" x 14'6"
 BEDROOM 10'5" x 10'3"
 BATHROOM 6'4" x 10'3"
Outside
 DOUBLE GARAGE 27'11" x 22'8"



TOTAL FLOOR AREA : 3383 sq.ft. (314.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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