



Millbrook, Mill Lane, Chew Stoke, Bristol, BS40 8UX

- Detached Home in Sought-After Chew Stoke
- Spacious Kitchen and Utility Room
- Dining Room
- Generous Family Room
- Four Double Bedrooms
- Family bathroom
- Double Garage and Plus Ample Parking
- Sunny Wrap-Around Garden with Charming Church Views
- Country Walks on your Doorstep
- NO FORWARD CHAIN



LOCATION! LOCATION! LOCATION!

Set on a quiet private lane with just five other homes, this spacious four-bedroom detached bungalow offers a rare chance to enjoy peaceful village life in the heart of Chew Stoke.

The property sits on a large wrap-around plot with lovely views of St Andrew's Church, offering both privacy and charm. Inside, the home has been well maintained, with generous living spaces throughout. A welcoming hallway leads to a bright dual-aspect family room, a separate dining room, and a well-equipped kitchen with solid oak units, garden views, and space for dining. A utility room with WC and extra storage is conveniently located off the kitchen.

There are four double bedrooms, two with built-in wardrobes, and a family bathroom featuring both a bath and separate shower.

Outside, the beautifully kept gardens wrap around the home, and the property benefits from a driveway and double garage with storage.

While some cosmetic updating may be desired, this is a well-cared-for home in a highly desirable location - a fantastic opportunity not to be missed.

Offered with no onward chain. Early viewing advised.

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enjoys a regular chorus of bell ringing at St. Andrews Church, which is home to some of the famous Bilbie Bells originally made in the village.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

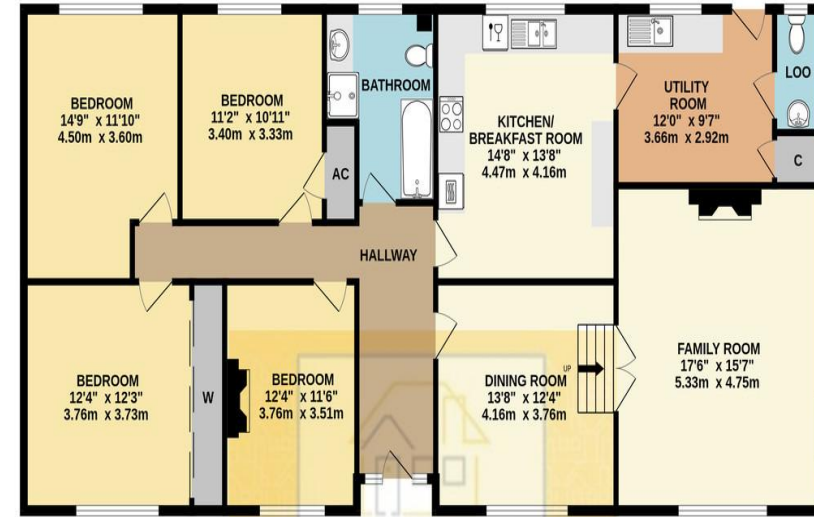
HALLWAY 23'0" x 14'0"
 SITTING ROOM 11'6" x 12'4"
 DINING ROOM 13'8" x 12'4"
 FAMILY ROOM 15'7" x 17'6"
 KITCHEN 14'8" x 13'8"
 UTILITY ROOM 12'0" x 9'7"
 LOO 3'2" x 6'8"
 BEDROOM 12'3" x 12'4"
 BEDROOM 11'10" x 14'9"
 BEDROOM 10'11" x 11'2"
 BATHROOM 8'8" x 10'0"

Lower Ground

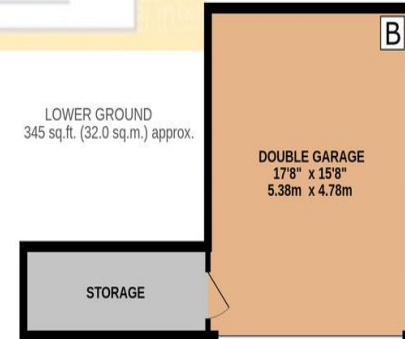
DOUBLE GARAGE 15'8" x 17'8"
 STORAGE 14'0" x 4'10"



GROUND FLOOR
 1606 sq.ft. (149.2 sq.m.) approx.



JOANNA TILEY
 ESTATE AGENTS



LOWER GROUND
 345 sq.ft. (32.0 sq.m.) approx.

TOTAL FLOOR AREA : 1950 sq.ft. (181.2 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		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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