



9 Chapel Close, Chew Stoke, Bristol, BS40 8XX

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- Spacious Detached Family Home in Cul-de-Sac Location
- Great Central Village Location
- Large Garden
- Sitting Room with Wood Burning Stove
- Wrap Around Kitchen/Breakfast Room
- Two Further Reception Rooms
- Five Bedrooms & Three Bathrooms
- Close to All Village Amenities
- Double Garage & Parking
- Walks from your Doorstep



Located in a popular cul-de-sac; 9 Chapel Close is a warm and inviting family home offering generous space and lovely natural light throughout.

The dual aspect living room, centred around a recently installed wood burner, opens directly onto the garden, creating a cosy yet airy space to relax. A separate dining room connects seamlessly to the kitchen/breakfast room, making it ideal for family occasions and entertaining. There is also a quiet study overlooking the front of the house, together with a very useful utility room, adding to the practicality of this lovely home.

Upstairs, the landing provides room for a library/study area, leading to five well-proportioned bedrooms. Two of these benefit from their own en-suite bathrooms, while the principal bedroom features built-in wardrobes and peaceful views over the garden. The remaining bedrooms share a stylish family bathroom.

Outside the large, enclosed and private garden – it extends to almost a quarter of an acre - is mostly lawned with planted borders and surrounded by mature hedges and trees. There is a large terrace and seating area which is perfect for al-fresco dining and entertaining.

A driveway and integral double garage provide ample parking.

This is a welcoming and versatile home with plenty of space and is ready to move in and enjoy! Please give us a call to arrange your viewing.

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village enjoys a regular chorus of bell ringing at St. Andrews Church, which is home to some of the famous Bilbie Bells originally made in the village.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 7'1" x 12'0"
SITTING ROOM 16'1" x 14'7"
DINING ROOM 10'0" x 12'6"
KITCHEN/BREAKFAST ROOM 14'7" x 15'7"
UTILITY ROOM 7'1" x 5'1"
STUDY 8'4" x 7'7"
LOO 6'9" x 2'7"

First Floor

LANDING 6'3" x 17'5"
LANDING 14'6" x 2'10"
BEDROOM 15'6" x 17'6"
ENSUITE SHOWER ROOM 7'6" x 5'0"
BEDROOM 16'0" x 12'6"
ENSUITE BATHROOM 8'9" x 7'0"
BEDROOM 8'8" x 12'8"
BEDROOM 7'1" x 11'6"
BEDROOM 13'3" x 11'6"
BATHROOM 13'3" x 11'6"

Outside

INTEGRAL DOUBLE GARAGE 17'3" x 17'9"



GROUND FLOOR 1125 sq.ft. (104.5 sq.m.) approx.



FIRST FLOOR 1133 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA : 2258 sq.ft. (209.8 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	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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