



Merridene, Providence Place, Chew Stoke

# Merridene, Providence Place, Chew Stoke, Bristol, BS40 8TY

- Beautifully Presented Period Cottage
- Central Village Location
- Stylish Kitchen with Appliances and Breakfast Bar
- Sunny Garden with Terrace
- Two Reception Rooms
- Three Bedrooms
- Luxury Bathroom with Bath and Shower
- Parking
- Close to Schools
- Walks on Your Doorstep



## STUNNING COTTAGE IN THE HEART OF CHEW STOKE!

If you are looking for a characterful period property in the heart of Chew Stoke, this cottage could be your next home. It is stylish and beautifully presented throughout.

On the ground floor, there is a central hallway from which all the rooms flow well, including the cosy sitting room – perfect for relaxing with a coffee or a glass of something chilled. There is also a beautifully fitted kitchen/breakfast room with a great range of storage, together with a breakfast bar for informal dining, which flows conveniently into the dining room. Also on the ground floor is a stunning bathroom featuring a freestanding roll-top bath and a separate shower.

To the first floor, you will find three good-sized bedrooms, all light, bright and welcoming.

The garden, which is adjacent to the cottage, features a lawned area with mature planting, together with a terraced seating area ideal for enjoying the peaceful setting and entertaining friends. This lovely home has been renovated throughout by the current owners and, due to their growing family, they are now moving on. We would be delighted to show you this property, so please 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 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village enjoys a regular chorus of bell ringing at St. Andrews Church, which is home to some of the famous Bilbie Bells originally made in the village.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

KITCHEN/BREAKFAST ROOM 9'10" x 16'0"  
 DINING ROOM 9'11" x 11'10"  
 SITTING ROOM 10'4" x 11'10"  
 HALLWAY 9'10" x 7'4"  
 BATHROOM 11'0" x 6'6"

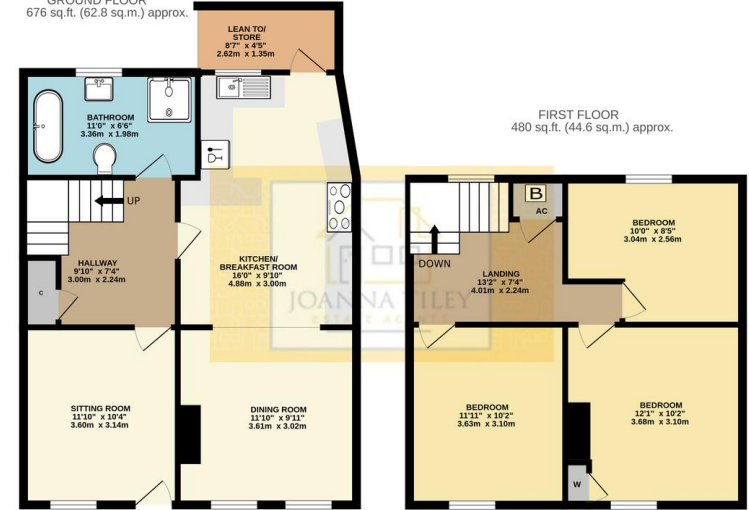
### First Floor

LANDING 13'2" X 7'4"  
 BEDROOM 10'2" X 11'11"  
 BEDROOM 10'2" x 12'1"  
 BEDROOM 10'0" x 8'5"

### Outside

LEAN TO/STORE 8'7" x 4'5"

GROUND FLOOR  
 676 sq.ft. (62.8 sq.m.) approx.



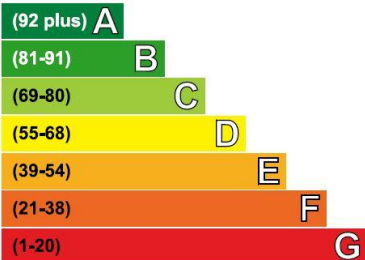
TOTAL FLOOR AREA: 1155 sq.ft. (107.3 sq.m.) approx.

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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## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs



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