



3 Sunny Patch, School Lane, Chew Stoke

3 Sunny Patch, School Lane, Chew Stoke, Bristol, BS40 8UY

- Period End-Terrace Cottage, c1720
- Picturesque Village Centre Location
- Brand New Fitted Kitchen
- Sitting Room with Wood Burning Stove
- Two Bedrooms - One Double and One Single
- Large Sunny Rear Garden
- Newly Built Summer House & Workshop
- Planning Permission for Two Storey Side Extension 26/00627/FUL
- Lovely walks from your Front Door!
- No Onward Chain



VILLAGE CENTRE LIVING WITH ROOM TO GROW!

Pretty as a chocolate box and located in a sought-after village centre location, a stone's throw from the primary school and the historic heart of the village.

This lovely end terrace stone-built cottage has been beautifully renovated and fully refurbished throughout and offers a sitting room with attractive wooden floor and a cosy wood burner. This leads conveniently into the kitchen/breakfast room with a stunning brand-new kitchen!

Upstairs are two bedrooms plus a stylish contemporary ensuite shower room. Outside the property is approached via a garden gate from the lane and a pretty garden with paved and planted areas. To the rear is a large sunny garden, mostly laid to lawn with a raised bed to one side and patio areas for outside dining or relaxing with your morning coffee. There is a newly built summer house which offers a versatile space for home working, hobbies or to simply soak up the tranquillity of the surroundings – complemented by a useful store/workshop.

This home really packs a punch – however the current owners have also secured planning permission for a two-storey side extension (26/00627/FUL) offering exciting potential to increase the current space by 60% to create an open plan kitchen diner and utility/boot room at ground floor and two further double bedrooms and a family bathroom on first floor, should your needs change in the future.

We'd be delighted to show you around - please get in touch to arrange your viewing.

Chew Stoke is a popular village in the heart of the Chew Valley, enjoying close proximity to Chew Valley Lake and benefiting from a strong sense of community. The village offers a good range of amenities, including a village shop, doctor's surgery, village hall, and a popular pub with an Indian restaurant. There are also several great dining options nearby, including Chew Kitchen, Chew Valley Raj, The Woodford, and Salt & Malt, the latter two enjoying views across the lake. St Andrew's Church sits at the centre of village life and is home to some of the historic Bilbie Bells, originally made in the village.

A wide variety of clubs and community groups are available, including bowling, a cinema club, the Women's Institute, choirs, and exercise classes. The village also hosts the annual Harvest Home celebration, a popular community event featuring a produce tent, dog show, and family entertainment.

Chew Stoke Primary School and Chew Valley School are both highly regarded and contribute to the village's appeal for families. The village is conveniently located for commuting to both Bristol and Bath, with a bus service to Bristol. Mainline rail services are available from Bristol Temple Meads and Bath Spa, providing connections to London and the wider national rail network. The M4 and M5 motorways are both easily accessible, while Bristol Airport offers a range of domestic and international destinations.





EPC AWAITED

ROOM DIMENSIONS

Ground Floor

SITTING ROOM 11'9" x 10'1"

KITCHEN 12'1" x 9'0"

First Floor

BEDROOM 11'8" x 10'3"

ENSUITE 4'7" x 7'9"

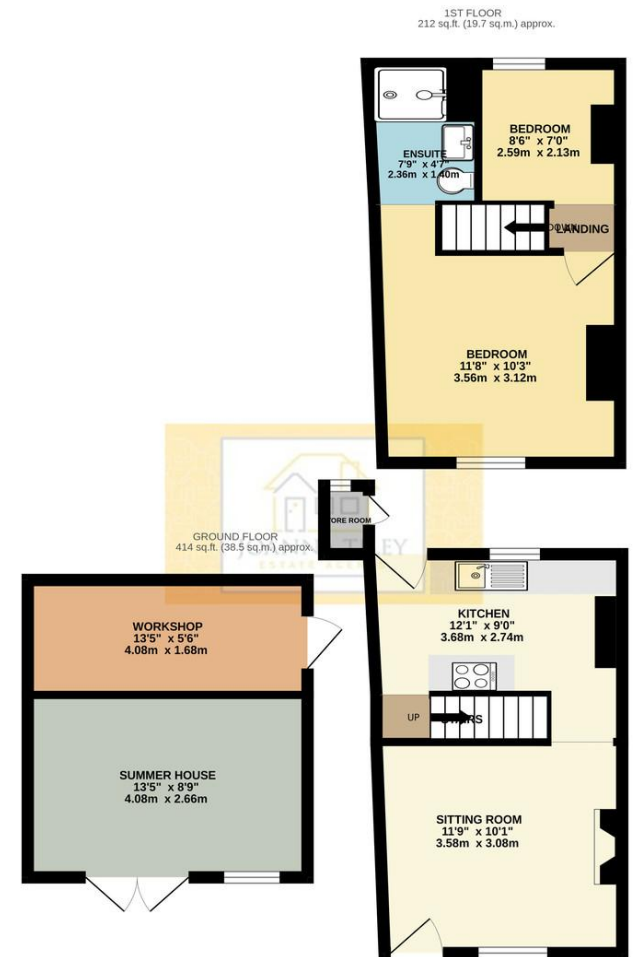
BEDROOM 7'0" x 8'6"

Outside

STORE ROOM 2'2" x 3'3"

SUMMER HOUSE 13'5" x 8'9"

WORKSHOP 13'5" x 5'6"



Joanna Tile Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatile.com W: www.joannatile.com