



Fairwood, Pilgrims Way, Chew Stoke, Bristol, BS40 8TT

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- Substantial Period Family Home c4200sq.ft.
- Set Over Three Floors
- Stunning 14ft Sitting Room with French Doors to Garden
- Two Further Reception Rooms
- Kitchen/Breakfast Room with French Doors to Courtyard
- Large Mature Garden with Streamside Frontage
- Six Bedrooms, Two with Ensuites
- Family Bathroom
- Central Village Location
- Garage and Parking for Several Vehicles



Location, Style and Lots of Space!

Substantial period country home extending to circa 4200 sq.ft. Set in an idyllic central village location and large gardens a stone's throw from the historic centre, village school, and walking distance to all amenities. Although central it is away from main roads and located in a quiet backwater. It has been a well-loved family home for 42 years – step inside and feel the house envelop you with comfort and relaxed style.

This property is beautifully relaxed and characterful and has so much to offer – it's difficult to know where to start! From the impressive dining hall, large double height hallway taking you up to the effortlessly elegant sitting room with French doors to a sunny terrace and beautiful garden beyond. The kitchen/breakfast room has a beautifully informal farmhouse country feel – there is lots of space for family dining and you can spill out onto the pretty courtyard garden.

To this floor there is also a study, a useful utility room, a garden room and stylish cloakroom.

Heading to the first floor you will find a bedroom with it's own ensuite shower room – this has separate access from the rest of the upstairs, making it ideal as comfortable guest accommodation. Also to this floor there is access to a very spacious loft area.

Via the main staircase to the first floor, there is a further bedroom suite with dual aspect, its own dressing room and ensuite bathroom. A further bedroom and a study complete this floor.

Leading to the second floor you will another three bedrooms all of which have fitted wardrobes and two are again dual aspect. A family bathroom completes this floor.

The gardens are simply stunning with several terraced areas – a spot for your morning coffee, afternoon tea or evening gin and tonic (it's 5 o'clock somewhere!) There are many well stocked borders, mature trees and shrubs as well as a productive vegetable bed and lawned areas – lots of space for children to play and adults to relax! There are even steps down to the stream – ideal for a midsummer paddle!

Outside the home is approached via its own gravel driveway with plenty of parking. There is a spacious garage with a large workshop above.



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.





ROOM DIMENSIONS

Ground Floor

PORCH 4'8" x 4'1"
 DINING HALL 24'1" x 11'6"
 STUDY 9'3" x 8'11"
 HALLWAY 8'7" x 8'2"
 CLOAKROOM 6'11" x 8'3"
 ENTRANCE HALL 13'9" x 15'7"
 SITTING ROOM 24'7" x 17'6"
 KITCHEN/BREAKFAST ROOM 21'3" x 15'1"
 UTILITY ROOM 9'7" x 12'2"
 GARDEN ROOM 9'11" x 10'1"

First Floor (Guest Bedroom, Rear of House)

BEDROOM 14'1" x 9'9"
 ENSUITE 10'0" x 5'0"
 Passage to LOFT STORAGE 22'8" x 17'9"

First Floor (Front of House)

LANDING 9'2" x 9'8"
 BEDROOM 14'9" x 12'0"
 DRESSING ROOM 8'0" x 6'1"
 ENSUITE 8'4" x 5'5"
 BEDROOM 6'10" x 8'7"
 STUDY 9'3" x 8'4"

Second Floor

LANDING 5'6" x 9'1"
 BEDROOM 13'2" x 12'6"
 BEDROOM 13'9" x 12'8"
 BEDROOM 10'4" x 9'0"
 BATHROOM 9'3" x 9'0"

Outside

GARAGE 17'0" x 18'6"
 WORKSHOP ABOVE GARAGE 26'6" x 14'3"
 GARDEN STORE 11'1" x 8'0"



TOTAL FLOOR AREA : 4217 sq.ft. (391.8 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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