



Field House, Church Lane, Chew Stoke, Bristol, BS40 8TU

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Guide Price £875,000

- Detached Ranch Style Property
- Central Village Location
- Private Enclosed Gardens
- Large Family Kitchen Breakfast Room
- Two Large Reception Rooms
- Five Double Bedrooms
- Three Bathrooms in Need of Updating
- Detached Double Garage
- Private Driveway
- No Forward Chain



PROPERTY DESCRIPTION LARGE PROPERTY WITH A PRIVATE GARDEN IN THE HEART OF CHEW STOKE!!!

A secluded driveway with lots of greenery leads you to Field House. When you enter the property, you notice straight away the size and the space the property has to offer!

The hallway takes you to a large sunny sitting room with a feature fireplace and doors to a garden patio area. The pocket doors lead to a spacious dining room. The pocket doors allow you to live open plan between the sitting room and dining room and gives you over 30ft of family space!

The Kitchen Breakfast room is ideal for family living. The hand-built kitchen has been looked after and has lots of storage cupboards, pantry cupboards, dresser and an island. There is lots of room for getting creative and cooking masterpieces! There is Space for a large family table overlooking the beautifully private garden. Off the kitchen is a handy utility room.

To the other end of the property there is also lots of storage cupboards leading to three great sized bedrooms one with ensuite and a Jack and Jill bathroom. Upstairs are two double bedrooms with velux windows overlooking the garden and a family bathroom.

Outside the property has a large garden space perfect for children to play and areas for adults to sit and relax. The property benefits from solar panels. There is also double garage and workshop.

This property has no onward chain and is NOT TO BE MISSED!

Chew Stoke is at the heart of the Chew Valley and is very close to Chew Valley Lake. It is a popular village with a vibrant and friendly community. There are a good range of facilities including 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. St. Andrews Church is well known for bell ringing and is home to the famous Bilbie Bells. Bowling is an institution in Chew Stoke appealing to all ages. It goes without saying it has the valley's best Estate Agents, Joanna Tiley Estate Agents based at Fairseat. The summer always ends with the Harvest Home which includes the produce tent, dog show and general all-round fun for the family! Chew Stoke Church School is well regarded with local families who have moved to the village because of the School's popularity. Chew Valley School is well regarded with an excellent sixth form. The village is perfectly placed for commuting to both Bristol and Bath. There is a regular 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.





EPC TBC

ROOM DIMENSIONS

Ground Floor
 RECEPTION HALL 14.0" x 20'0" x 27'0"
 SITTING ROOM 21'5" x 14'3"
 DINING ROOM 13'8" x 12'6"
 KITCHEN/BREAKFAST ROOM 28'7" x 19'4"
 UTILITY ROOM 14'4" x 8'9"
 CLOAKROOM 6'2" x 7'9"
 BEDROOM 17'9" x 11'8"
 ENSUITE 12'4" x 7'5"
 BEDROOM 10'9" x 13'2"
 BEDROOM 14'7" x 12'6"
 BATHROOM 12'5" x 6'5"

First Floor
 LANDING 13'1" x 3'3"
 BEDROOM 13'6" x 14'4"
 BEDROOM 13'2" x 9'2"
 BATHROOM 6'1" x 10'2"

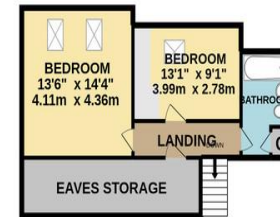
Outside
 GARAGE 16'0" x 21'0"
 WORKSHOP 8'2" x 8'2"



GROUND FLOOR
 2585 sq.ft. (240.1 sq.m.) approx.



1ST FLOOR
 540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 3124 sq.ft. (290.3 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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