



FOR SALE  
JOANNA TILEY  
ESTATE AGENTS



Whiteladies, Stoke Hill, Chew Stoke, Bristol, BS40 8XG

# Whiteladies, Stoke Hill, Chew Stoke, Bristol, BS40 8XG

- Edge of Popular Village
- Period Property
- Two Great Size Reception Rooms
- Galley Style Kitchen with Utility
- Four Double Bedrooms
- Family Bathroom
- Pretty Enclosed Rear Garden
- A Stone's Throw from Chew Valley Lake
- Country Walks from the Doorstep
- Garage and Ample Parking

## GREAT PROPERTY IN A GREAT VILLAGE

This home is not to be missed - it is presented beautifully with plenty of flexible living space yet still the opportunity to extend and put your own mark on it. There are two excellent sized reception rooms with plenty of features including fireplaces and hard wood flooring. The new windows provide plenty of natural light and patio doors lead to the garden from the larger of the two rooms. To the rear of the home is a galley style kitchen with a pantry and useful utility and boot room with direct access to the back garden. Upstairs there are three large double bedrooms and one small double - one with a triple aspect even has a view of the Lake! A family bathroom with additional separate loo completes the property.

Outside we have an attached garage and plenty of parking to the front. The back garden is enclosed with a good size lawn and borders filled with mature planting and a beautiful apple tree – currently laden with fruit! The terrace is ideal for alfresco entertaining family and friends.

This is a fantastic home waiting for its next family - call us to find out more and arrange your viewing. Council tax band F

**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.

(<https://www.chewstokeacademy.org>) Chew Valley School is well regarded with an excellent sixth form ([www.chewvalleyschool.co.uk](http://www.chewvalleyschool.co.uk))

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. Access to both the M4 and M5 are 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

HALLWAY 5'6" x 15'3"  
 SITTING ROOM 14'0" x 14'0"  
 SITTING/DINING ROOM 25'8" x 15'3"  
 KITCHEN/BREAKFAST ROOM 15'9" x 8'9"  
 UTILITY ROOM 8'5" x 9'4"

#### First Floor

LANDING 32'0" x 4'8"  
 BEDROOM 13'1" x 15'3"  
 BEDROOM 7'1" x 11'9"  
 BEDROOM 13'0" x 12'0"  
 BEDROOM 11'4" x 15'2"  
 BATHROOM 7'3" x 12'1"  
 LOO 4'1" x 2'9"

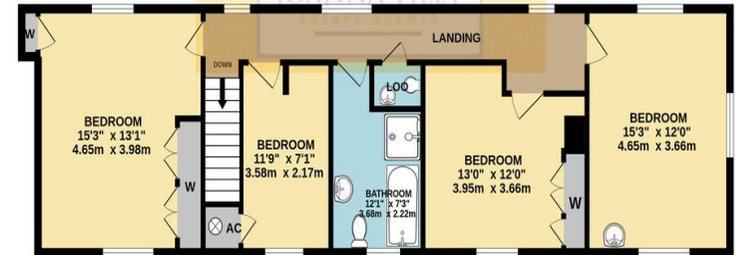
GARAGE 12'0" x 15'3"



GROUND FLOOR  
 1090 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR  
 835 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA: 1925 sq.ft. (178.8 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 is given 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		80   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



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