



Crossway House, Bristol Road, Chew Stoke, Bristol, BS40 8XE

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- Detached Period Property
- Three Reception Rooms with Fireplaces
- Kitchen/Breakfast Room
- Principal Bedroom with Ensuite
- Four Further Bedrooms
- Two Bathrooms
- Lovely Size Garden circa 1/3 Acre
- Swimming Pool
- Double Garage and Parking
- Central Village Location



PERIOD DETACHED PROPERTY

So much to tell – a substantial home in the centre of the village with a great size garden, swimming pool, flexible living space and still scope to make this individual property your own!

A welcoming reception hall leading to two large reception rooms, both with period fireplaces and overlook the front garden.

To the rear of the home is a family room with direct access to the sun terrace and swimming pool. The kitchen is modern with plenty of cabinets and large enough for a table and chairs. A useful shower room and utility/boot room complete the ground floor.

Upstairs there are five bedrooms, the principal having an ensuite and a further family shower room.

Outside the garden is a great size with trees, shrubs and large lawn. There is a double garage and plenty of parking all enclosed by stone walls and a gate. There is the added benefit of a spacious cellar.

After many happy years here, the current owner is ready to downsize.

We are looking forward to showing you this lovely family home - please do call us to arrange your viewing.



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 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 by St. Andrews Church, which is home to the famous Bilbie Bells.

Bowling is an institution in Chew Stoke which appeals to many villages of all ages. Arguably one of the village's finest assets can be found within an exquisite office located at Fairseat, the valley's finest Estate Agents, Joanna Tiley.

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 Church School is well regarded with local families, with many opting for Chew Stoke as their new home due to the popularity of the school. Chew Valley School is well regarded with an excellent sixth form (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

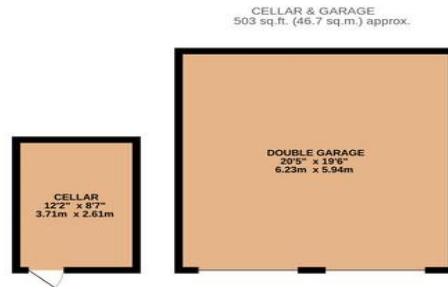
HALLWAY 7'3" x 12'1"
 SITTING ROOM 21'1" x 12'2"
 DINING ROOM 14'7" x 12'3"
 INNER HALLWAY 8'3" x 9'9"
 KITCHEN/BREAKFAST ROOM 14'3" x 10'1"
 SNUG 11'5" x 10'5"
 SHOWER ROOM 5'7" x 8'8"
 UTILITY ROOM 5'4" x 4'4"
 LOBBY 5'4" x 4'6"
 BOILER ROOM 6'1" x 9'8"

CELLAR 8'7" x 12'2"
 DOUBLE GARAGE 19'6" x 20'5"

First Floor

LANDING 18'5" x 11'6"
 BEDROOM 15'3" x 10'3"
 ENSUITE 5'5" x 10'3"
 BEDROOM 13'1" x 12'6"
 BEDROOM 9'0" x 8'7"
 BEDROOM 7'9" x 9'5"
 BEDROOM 12'2" x 12'9"
 SHOWER ROOM 5'10" x 11'4"
 AIRING CUPBOARD 5'5" x 6'0"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 2387 sq.ft. (221.8 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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