



The Old Post Office, The Street, Chew Stoke, Bristol, BS40 8UU



## The Old Post Office, The Street, Chew Stoke, Bristol, BS40 8UU

- Central Village Location
- Beautifully Upgraded to a High Standard
- Three Reception Rooms
- Kitchen with Island and Appliances
- Four Bedrooms
- Two Bathrooms
- Endosed Walled Garden
- Ample parking and Garage with Home Office
- Walks on Your Doorstep
- VENDOR HAS FOUND



Beautifully presented period home located in the historic centre of Chew Stoke, a stone's throw from the village primary school and close to all other village amenities. A very stylish and substantial stone-built family home, formerly the village post office, and recently renovated and updated throughout.

All rooms flow nicely from the tiled hallway which has exposed stone walls and a wood burner. The kitchen is full of character with exposed timber beams, dual aspect and has direct access to the terrace. There is a great range of fitted cupboards, together with a central island and a very useful utility space. The stunning sitting room is spacious with a wood burner and two large sash windows overlooking the garden. Two further rooms currently used as a snug and a dining room (with bi-folding doors leading to the garden are accessed from the hallway. All three reception rooms feature wooden flooring. A recently fitted shower room completes the ground floor.

The property features four comfortable bedrooms on the first floor providing ample space for a growing family or accommodating guests. The principal bedroom is located up a few steps and is an oasis of relaxation with a stylish ensuite shower room adjacent. The other bedrooms share access to a beautifully appointed family bathroom with a free-standing bath.

Adjacent to the sitting room with access from the garden are two further large rooms, one a workshop/garage space and above this a room currently utilised as a home office/music room - this space is suited to a variety of uses and offers the opportunity for the purchaser to put their own stamp on the home. Outside the property boasts a lovely garden enclosed by natural stone walling with a large terrace accessed from both the dining room and kitchen - ideal for alfresco dining and entertaining friends and family. The remaining garden area is lawned and perfect for the kids to play or just for you to unwind in this lovely setting.

There is parking for several cars in the courtyard to the side of the property, accessed via a wooden gate from The Street, which also has the benefit of direct pedestrian access to the garden.

We are looking forward to showing you this lovely home – please do give us a call 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. 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.











## ROOM DIMENSIONS

### Ground Floor

ENTRANCE HALL 9'7" x 7'5"  
 KITCHEN/BREAKFAST ROOM 19'7" x 12'4"  
 FAMILY ROOM 11'6" x 14'6"  
 DINING ROOM 12'6" x 11'2"  
 SITTING ROOM 11'7" x 18'5"  
 SHOWER ROOM 7'8" x 4'4"

GARAGE 12'1" x 13'8"

### First Floor

LANDING 12'3" x 34'5"  
 BEDROOM 11'8" x 18'5"  
 SHOWER ROOM 7'9" x 4'4"  
 BEDROOM 8'4" x 18'7"  
 BEDROOM 7'6" x 18'7"  
 BEDROOM 9'6" x 12'1"  
 BATHROOM 12'3" x 5'6"

STUDY (accessed from Garage) 12'1" x 14'5"



TOTAL FLOOR AREA : 1984 sq.ft. (184.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		