



Glenhaven, Scot Lane, Chew Stoke, Bristol, BS40 8UW

# Glenhaven, Scot Lane, Chew Stoke, Bristol, BS40 8UW

- Detached 4 Bedroom Family Home
- Two Reception Rooms
- Premium Village Location
- Circa Half an Acre Private Garden
- South West Facing Garden
- Outbuilding with Potential
- Light and Bright Throughout
- Principal Bedroom Suite
- Private Drive
- Solar Panels



## **LOCATION. LOCATION. LOCATION!**

We are delighted to bring Glenhaven to the market for the first time in 40 years. Set away from the road, down a private drive, this fabulous, detached family home is located in highly sought-after Scot Lane in Chew Stoke and has everything to accommodate the needs of a family and close to all village amenities.

Entering the property into the welcoming hallway all rooms flow beautifully from here. The whole property is light and airy and this is no exception in the large sitting/family room which benefits from a picture window looking out onto the garden and a wood burning multi fuel stove. Adjacent is a lovely dining room which has patio doors and stone steps onto the terrace outside. The kitchen has a good range of fitted cupboards – A great deal of space to keep everything tidied away including a lovely pantry cupboard. A downstairs loo, lobby with access to outside, complete the downstairs. Upstairs is a spacious landing from which all bedrooms are accessed. There is a large principal bedroom with ensuite and three further good sized bedrooms which all share a well fitted family bathroom and all have an abundance of natural light. There is also a staircase leading to two large loft storage areas, one of which has natural light via a large Velux window. One of the standout features of Glenhaven is its expansive - and very private – garden offering a peaceful sanctuary away from the hustle and bustle of everyday life – room to grow your own veg and there is even a small stream in a steep woodland gully at the bottom of the garden. Lots of space for families and perfect for alfresco entertaining.

There is a very large garage and workshop, providing not only secure parking but also the potential for conversion, the versatility of this space adds significant value and flexibility to the property (STPP). The Solar panels reduce energy costs and provide a significant income.

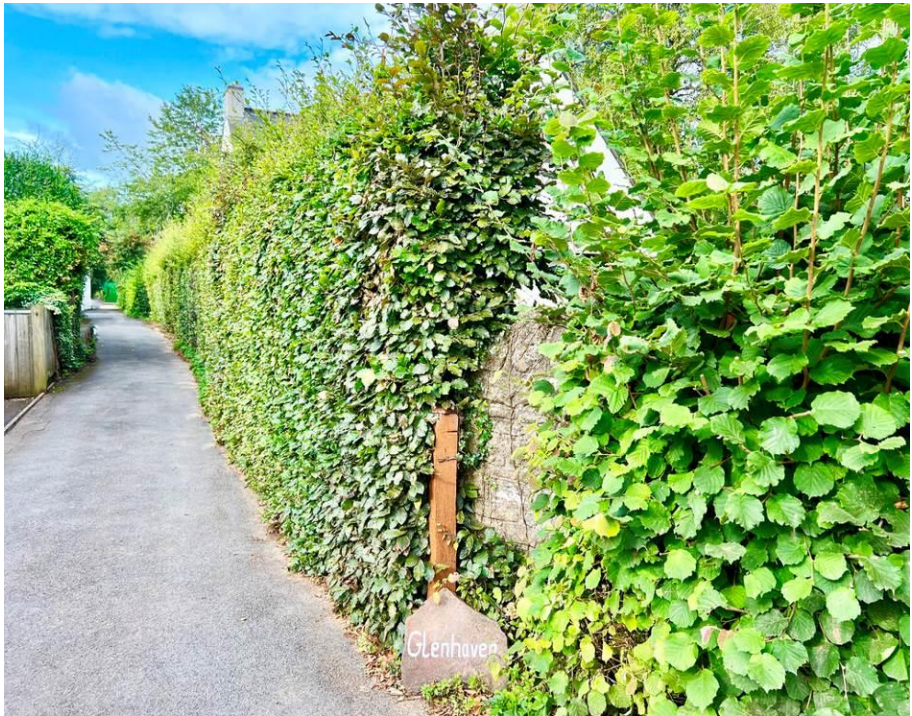
We can't wait to show you around, please do give us a call to arrange your viewing.



**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 at St. Andrews Church, which is home to some of the famous Bilbie Bells originally made in the village. The village has many clubs and societies including bowling, a cinema club, Women's Institute, choirs and exercise classes. 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 Primary School and Chew Valley Secondary School are well regarded with local families, with many opting for Chew Stoke as their new home due to its popularity. The village is perfectly placed for commuting to both Bristol and Bath with Train Stations Bristol Temple Meads and Bath Spa railway network to London and connections to the national rail network. Access to both the M4 and M5 is 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 6'4" x 15'7"  
 SITTING ROOM 13'4" x 18'3"  
 DINING ROOM 13'4" x 12'5"  
 KITCHEN 10'1" x 24'2" MAX  
 PANTRY 2'8" x 2'6"  
 LOBBY 4.0" x 7'3"  
 LOO 3'0" x 5'8"

### First Floor

LANDING 21'1" x 9'4"  
 BEDROOM 13'5" x 11'5"  
 ENSUITE 6'3" x 6'4"  
 BEDROOM 10'4" x 9'10"  
 BEDROOM 13'4" x 8'9"  
 BEDROOM 10'2" x 13'4"  
 BATHROOM 6'4" x 8'9"

### Second Floor

LOFT SPACE 9'9" x 16'1"  
 LOFT STORAGE 15'5" x 12'3"

### Outside

GARAGE/WORKSHOP 18'9" x 40'0"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 2253 sq.ft. (209.3 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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