



The Old Pig Sty, 4 The Cedars, Chew Stoke, Bristol, BS40 8TR

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- Stunning Residence
- Oak Atrium-Style Reception Hall
- Open Plan Family Room With Bi-Folding doors to Garden
- Bespoke Kitchen
- Sitting Room with Feature Fireplace
- Family Room with Green Oak Features
- Luxury Principal Bedroom Suite
- Three Further Double Bedrooms
- Stylish Family Bathroom
- Electric Gates and Wrap Around Garden



## **An absolute show stopper!**

Introducing an impressive and stylish home with thoughtful details and desirable features. The Oak atrium-style reception hall with an elegant staircase, creates a striking feature with its double height and inviting atmosphere. The open plan kitchen family room features a bespoke tastefully designed kitchen complete with a spacious central island. Bi-folding doors connect the kitchen-family room to the outdoor space, seamlessly blending indoor and outdoor living. The sitting room is dual aspect with a feature fireplace and access to the garden through French doors. A second reception room with stunning oak beams benefits from ample natural light through French doors and skylights. Practicality meets luxury with a well-appointed utility/boot room and a convenient downstairs WC. The Principal bedroom suite is full of natural light and boasts a stunning spa-like ensuite bathroom with a freestanding bath, walk-in shower, and stylish bespoke cabinets. The dressing room, with generous storage behind floor-to-ceiling doors, exudes a sense of luxury. Three additional double bedrooms share a stylish family bathroom, Outside the wrap around garden is spacious with mature trees, providing a private space to relax and enjoy. This a very special property and we are so looking forward to showing you. Call our team 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village enjoys a regular chorus of bell ringing at St. Andrews Church, which is home to some of the famous Bilbie Bells originally made in the village.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. There is a 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 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 8'0" x 16'0"

SITTING ROOM 13'0" x 22'0"

KITCHEN/BREAKFAST/FAMILY ROOM 26'0" x 21'6"

FAMILY ROOM 15'9" x 18'2"

UTILITY ROOM 5'8" x 9'8"

LOO 5'2" x 4'5"

First Floor

LANDING/TRIUM 20'0" x 16'1"

BEDROOM 11'8" x 14'6"

ENSUITE 12'8" x 7'10"

DRESSING ROOM 7'6" x 9'8"

BEDROOM 8'7" x 9'8"

BEDROOM 10'2" x 9'8"

BEDROOM 10'3" x 8'3"

BATHROOM 5'7" x 7'3"

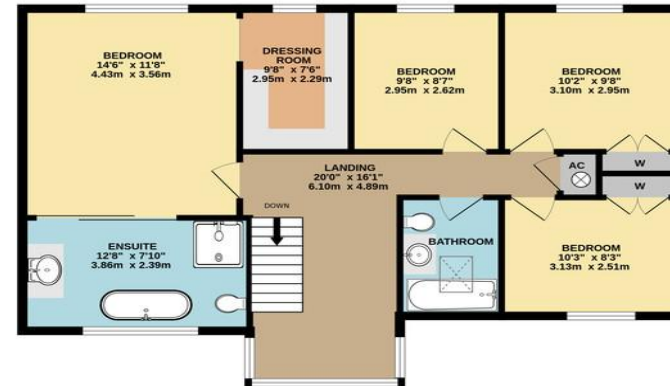
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GROUND FLOOR  
1193 sq.ft. (110.9 sq.m.) approx.



FIRST FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA: 2052 sq.ft. (190.6 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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