



Chaouen, Sutton Hill Road, Bishop Sutton, Bristol, BS39 5UT

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- Individual Detached Property
- Flexible Living Spaces
- Open Plan Kitchen Dining Family Room
- Spacious Sitting Room with Access to Garden
- Main Bedroom with Dressing Area and Ensuite
- Three Further Double Bedrooms
- Modern Family Bathroom
- Well planned and Stocked Garden
- Garage and Parking

SMART HOME IN A GREAT VILLAGE!

This individual property provides ample living space and charming gardens. Approached through stone steps leading to the reception hall from the driveway. The sitting room offers a pleasant dual aspect, with French doors opening to the garden and a cosy open fireplace. The luxury kitchen has built in appliances and sufficient storage, including a Quooker hot water tap!! This connects to the open-plan dining and family area, featuring a cosy log burner. Additionally, a separate utility room offers extra storage, along with a necessary WC. Upstairs, the main bedroom includes a separate dressing area and a luxury ensuite bathroom. Three additional double bedrooms share a modern bathroom. The exterior is thoughtfully designed, featuring carefully selected plants, a water feature, and a well-maintained lawn with mature vegetation. A raised deck offers a lovely entertaining space. Ample parking is available on the driveway, complemented by a garage. We look forward to the opportunity to show you!

Bishop Sutton is a sought-after family friendly village to the eastern edge of Chew Valley Lake. Highly acclaimed for its community and excellent range of amenities, the village boasts a superb array of facilities including a supermarket, a hairdressers, a popular village public house and a Post Office. Bishop Sutton is celebrated for being a lively village, with thriving tennis and football clubs for any discerning sport enthusiasts, and a village hall offering events and which can be hired for private events. Bishop Sutton and nearby Stanton Drew school both boast outstanding Ofsted reports. The nearby Chew Valley School is well regarded with an excellent sixth form. The Chew Valley is renowned for its beauty, with the lakes notable for their excellent fishing, birdlife and sailing. Country lovers can enjoy stunning walks all around Chew Valley and on the Mendips close by. The Lake is further enriched by the popular Salt & Malt Restaurant which is owned by Celebrity Chef Josh Eggleton and celebrated by locals and visitors alike. The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from the village to Bristol, and both Bristol Temple Meads and Bath Spa railway stations which provide services to London and the national rail network. Access to both the M4 and M5 are within a reasonable distance, and Bristol International Airport has flights to Europe and connections to the rest of the World.







ROOM MEASUREMENTS

Porch 2'11" X 7'44"
 Sitting Room 13'0" X 20'3"
 Living Area 17'11" X 9'0"
 Dining Area 12'11" X 8'8"
 Kitchen 11'1" X 9'8"
 Utility Room 6'0" X 8'0"
 WC 3'0" X 4'4"

Landing 10'3" X 14'7"
 Master Bedroom 11'3" X 23'2"
 Dressing area 4'1" X 9'8"
 Ensuite 6'4" X 5'11"
 Bathroom 9'2" X 4'4"
 Bedroom 2 13'2" X 11'7"
 Bedroom 3 10'9" X 8'7"
 Bedroom 4 9'10" X 9'1"

Garage 18'0" X 9'0"

GROUND FLOOR
 936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
 756 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA - 1692 sq.ft. (157.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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