



9 Bushy Thorn Road, Chew Stoke, Bristol, BS40 8XP

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- Popular Village Location
- Updated to a Very High Standard
- Modern Kitchen with Built in Appliances
- Two Reception Rooms
- Three Good Size Bedrooms
- Two Modern Bathrooms
- Separate Utility/Boot Room
- Great Size Garden
- Parking and Garage
- Great Walks from your Doorstep!



GORGEOUS FAMILY HOME!

This beautifully presented property is set in a quiet corner cul-de-sac position - it's a fabulous family home that has been renovated to a high standard in Chew Stoke.

You enter the property into a welcoming and spacious hallway/reception room and from here into the beautifully fitted wrap-around kitchen/family room – both overlooking the pretty front garden.

There is a further gorgeous sitting room enjoying views of, and access to, the large rear garden, as well as a very useful utility room – ideal for wellies and muddy dogs! A modern shower room completes the ground floor.

Upstairs are three good sized bedrooms with ample storage and a beautifully fitted family bathroom.

To the rear is a very good sized oh-so-pretty garden – with a terrace outside of the sitting room and lots of space for the kids to play, for the family to enjoy al-fresco dining, your morning coffee or a sundowner!

There is a garage accessed over a driveway.

This really is a 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village enjoys a regular chorus of bell ringing at St. Andrews Church, which is home to some of the famous Bilbie Bells originally made in the village.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:
 KITCHEN/ DINER 21'2" x 11'6"
 DINING ROOM 14'6" x 9'6"
 SITTING ROOM 18'6" x 14'
 UTILITY ROOM 7'7" x 5'4"
 SHOWER ROOM 7'3" x 5'5"

First Floor:
 BEDROOM 12' x 12'
 BEDROOM 12' x 9'6"
 BEDROOM 8' x 9'
 BATHROOM 6'10" x 5'9"
 LANDING 10'2" x 2'10"

Outside
 GARAGE 8'9" x 12'9"



TOTAL FLOOR AREA : 1355 sq. ft. (125.9 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		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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