



Cross View, Pilgrims Way, Chew Stoke, Bristol, BS40 8XB



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- Detached Period Cottage
- Plenty of Period Features
- Three Reception Rooms
- Kitchen and Utility Room
- Three Double Bedrooms
- Family Bathroom and Separate Loo
- Amazing Garden
- Beautiful Walks on your Doorstep
- Double Garage and Parking
- No Forward Chain



**Cross View** is a very special property – it is a much-loved home in the heart of the village and has been in the same family for almost 100 years.

Think flagstone floors, Inglenook fireplaces and original wooden doors dating back to 1800. There are three reception rooms, two of which lead from a welcoming reception hall. There is a fully fitted kitchen, utility room with access to the driveway and garden, together with a shower room and downstairs loo which completes the ground floor. Upstairs are three double bedrooms and family bathroom all leading from the light and spacious landing.

Outside are very pretty cottage gardens and a large vegetable garden – Mr McGregor comes to mind!

This lovely home has been very well maintained over the years however it will benefit from some updating. Cottages of this calibre with this generous sized garden don't come along very often especially with lots of parking and a double garage!

This is a wonderful opportunity for its next owner and we are looking forward to showing you so call our team to find out when you can 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 village shop, 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village enjoys a regular chorus of bell ringing at St. Andrews Church, which is home to some of the famous Bilbie Bells originally made in the village.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.









EPC AWAITED

**ROOM DIMENSIONS**

**Ground Floor**

- HALL 3'6" x 8'0"
- SITTING ROOM 12'3" x 19'4"
- DINING ROOM 12'4" x 11'0"
- KITCHEN 16'7" x 6'9"
- SNUG 11'3" x 12'3"
- UTILITY 8'3" x 10'34"
- LOO 2'9" x 10'3"

**First Floor**

- LANDING 10'7" x 9'1"
- BEDROOM 16'1" x 12'1"
- BEDROOM 12'2" x 10'0"
- BEDROOM 8'6" x 9'0"
- BATHROOM 9'3" x 7'0"

**Outside**

- DOUBLE GARAGE 21'9" x 18'4"
- GARDEN STORE 6'8" x 18'9"



TOTAL FLOOR AREA : 1817 sq.ft. (168.8 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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