



Sutton Cottage, Church Lane, Bishop Sutton, Bristol, BS39 5XA

Sutton Cottage, Church Lane, Bishop Sutton, Bristol, BS39 5XA

- Detached Cottage circa 1400 sq. ft
- Three Reception Rooms
- Smart Wren Kitchen
- Utility/Boot Room
- Four Double Bedrooms
- Family Bathroom Plus Shower Room
- Large Terrace ideal for Alfresco Dining
- Pretty Cottage Garden
- Off Road Parking
- Lovely Walks from your Doorstep

CHARACTERFUL STONE BUILT DETACHED COTTAGE

This lovely family home is beautifully presented throughout and is nestled in a quiet lane in one of the best locations in Bishop Sutton! Think thick stone walls, deep set windows and wisteria over the front door!

Entering into the welcoming hallway with wooden flooring and from here into the beautiful sitting room with fitted cabinetry, a cosy fireplace and French doors accessing the terrace at the back of the house. This room leads nicely into the dining room, again with fitted cabinetry, and access to the kitchen. The very stylish wrap-around kitchen has lots of storage, fitted appliances and has a large window overlooking the rear garden – washing up is definitely not a chore here! There is access to the rear garden from here.

Leading from the dining room is a very useful utility room, with access to the side of the house. To the front of the house a cosy snug/study and essential downstairs loo complete the ground floor. Heading up to the first floor you will find 4 good sized double bedrooms in a very pleasing layout. There is storage throughout and built in wardrobes to three of the bedrooms. A stylish bathroom and separate shower room complete this floor.

Outside the cottage to the front is a driveway with parking for several cars, together with lawned and planted borders. To the rear is a large sunny terrace – perfect for al-fresco entertaining - and steps leading to a very private garden laid to lawn and with planted borders and natural hedging.

This is a lovely family home set in a fabulous location – give us a call to arrange your viewing!

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. and connections to the rest of the World.



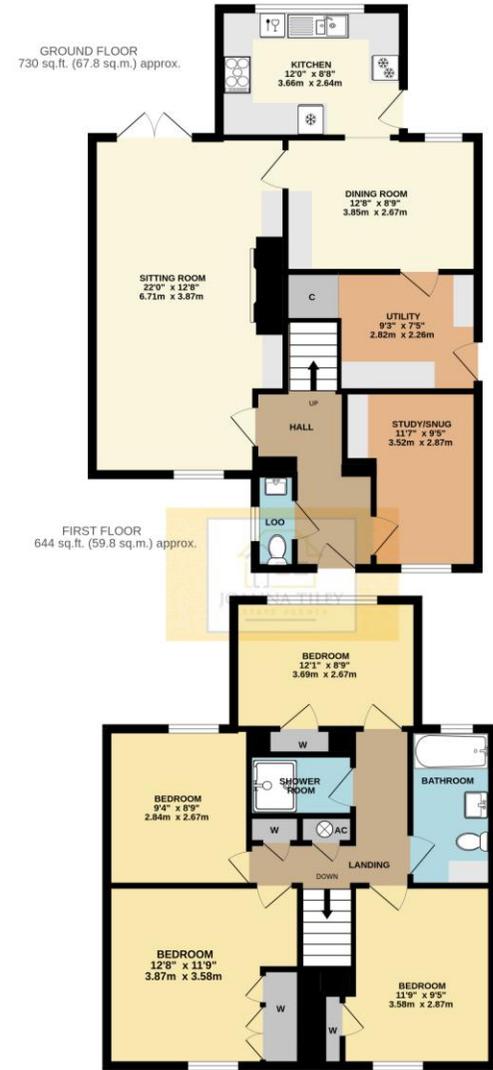




ROOM DIMENSIONS

Ground Floor
 HALL 5'2" x 11'6"
 LOO 2'6" x 6'0"
 STUDY/SNUG 9'5" x 11'7"
 SITTING ROOM 12'8" x 22'0"
 DINING ROOM 12'8" x 8'9"
 UTILITY ROOM 9'3" x 7'5"
 KITCHEN 12'0" x 8'8"

First Floor
 LANDING 11'4" x 8'9"
 BEDROOM 12'8" x 11'9"
 BEDROOM 9'4" x 8'9"
 BEDROOM 9'5" x 11'9"
 BEDROOM 12'1" x 8'9"
 BATHROOM 5'5" x 8'8"
 SHOWER ROOM 6'8" x 4'0"



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.
 Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Joanna Tiley Estate Agents

Unit 1c Fairseat, Stoke Hill, Chew Stoke, BS40 8XF

T: 01275 33 33 11 E: info@joannatiley.com W: www.joannatiley.com