



Sunnymead, Top Sutton, Bishop Sutton, Bristol, BS39 5UW



## Sunnymead, Top Sutton, Bishop Sutton, Bristol, BS39 5UW

- Detached Family Home with Large Garden
- Quiet Edge of Village Location
- Two Spacious Reception Rooms with Cosy Fires
- Beautifully Fitted Kitchen/Dining Room
- Large Conservatory
- Utility Room
- Four Bedrooms, Principal with Ensuite and Walk in Wardrobe
- Study Area
- Detached Garage and Parking
- Beautifully Presented Throughout



Tucked away on a quiet lane in the peaceful backwater of **Top Sutton**, this lovely family home offers privacy and calm, while being beautifully presented throughout and is set within a generous garden of approximately one third of an acre.

Dating from around 1940, the property blends character and warmth with light-filled, well-proportioned spaces. The welcoming entrance hall is bright and airy, with oak flooring and a useful downstairs cloakroom tucked neatly off to one side. Two lovely reception rooms – also with oak floors - provide inviting spaces to relax and entertain, each centred around a cosy fireplace, perfect for family evenings.

At the heart of the home is the beautifully fitted Valentino kitchen and dining room, designed for modern family living. With a large central island, ample storage and space for a generous dining table, it's a room made for gathering together. A practical utility room leads conveniently from here with direct access to the garden – great for muddy wellies.

There is a large, sunny conservatory which offers a peaceful place to enjoy views of the well-maintained garden throughout the seasons.

Upstairs, the first floor offers four great-sized bedrooms. The principal bedroom benefits from a stylish en-suite shower room and walk in wardrobe, while the remaining bedrooms are served by a family bathroom featuring a corner bath. A handy study area completes this floor - ideal for home working or homework space.

Outside, the garden wraps beautifully around the property and is a real highlight. Well established and thoughtfully landscaped, it offers a mix of lawns, mature borders and seating areas, perfect for alfresco dining, play or relaxation. A detached garage and ample parking complete this charming and versatile family home.

Please do give us a call to arrange your viewing.

**ABOUT THE VILLAGE** 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 good 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.









AWAITING EPC .....

#### ROOM DIMENSIONS

##### Ground Floor

HALL 5'10" x 10'5"  
 SNUG 10'10" x 13'3"  
 SITTING ROOM 11'3" x 20'7"  
 CONSERVATORY 13'2" x 9'5"  
 KITCHEN/DINING ROOM: Dining Area 10'4" x 13'8" Kitchen Area 14'6" x 13'6"  
 UTILITY 7'0" x 6'10"  
 LOO 5'11" x 2'9"

##### First Floor

LANDING 8'11" x 13'3"  
 BEDROOM 14'3" x 10'6"  
 ENSUITE 5'1" x 8'5"  
 WALK IN WARDROBE 5'5" x 5'2"  
 BEDROOM 10'10" x 10'1"  
 BEDROOM 9'9" x 8'7"  
 BEDROOM 8'9" x 13'3"  
 BATHROOM 10'10" x 4'11"  
 STUDY AREA 8'7" x 6'1"

##### Outside

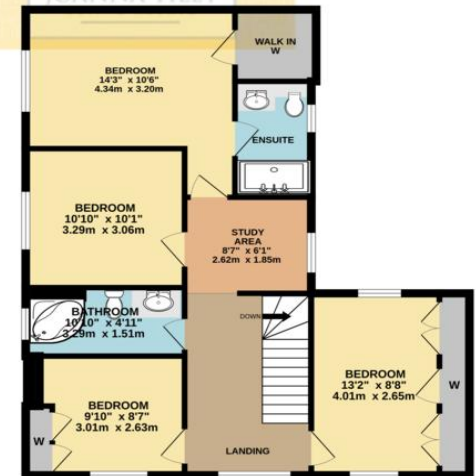
GARAGE 8'10" x 17'0"



GROUND FLOOR  
 1081 sq.ft. (100.5 sq.m.) approx.



FIRST FLOOR  
 790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 1872 sq.ft. (173.9 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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