



6 Bushythorn Road, Chew Stoke, Bristol, BS40 8XP

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Guide Price £495,000

- Village Location
- Sitting Room with Wood Burner
- Large Kitchen Breakfast Room
- Playroom/Home Office
- Garage and Parking
- Master Bedroom with Dressing Room and Ensuite
- Three Bedrooms and Family Bathroom
- Large Level Garden

A REAL SHOW STOPPER!

This amazing family home is located in a quiet cul-de-sac and has been completely renovated to a very high standard, creating modern open plan living with excellent natural light and is turn-key ready for its next owner to move in and enjoy! The centre piece of the home is the stunning kitchen, breakfast and family room with bi-folding doors to a level garden. The cosy sitting room has a wood burner and looks over the front garden. The playroom/home office, utility/boot room and a cloakroom complete the ground floor. Upstairs the master bedroom has a dressing room and an ensuite shower room. There are three further double bedrooms and a family bathroom. The front and rear gardens are well maintained, with plenty of parking and a garage.

ABOUT THE VILLAGE

Chew Stoke is at the heart of the Chew Valley and is very close to Chew Valley Lake. It is a popular village with a vibrant and friendly community. There are a good range of facilities including 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. St. Andrews Church is well known for bell ringing and is home to the famous Bilbie Bells. Bowling is an institution in Chew Stoke appealing to all ages. It goes without saying it has the valley's best Estate Agents, Joanna Tiley Estate Agents based at Fairseat. The summer always ends with the Harvest Home which includes the produce tent, dog show and general all-round fun for the family! Chew Stoke Church School is well regarded with local families who have moved to the village because of the School's popularity. (<https://www.chewstokeacademy.org>) Chew Valley School is well regarded with an excellent sixth form (www.chewvalleyschool.co.uk). The village is perfectly placed for commuting to both Bristol and Bath. There is a regular 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 are within a reasonable distance and Bristol International Airport has flights to Europe with connecting flights to the rest of the World.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ROOM MEASUREMENTS

Ground Floor
 SITTING ROOM 10'10" x 16'8"
 KITCHEN/BREAKFAST ROOM 26'11" x 10'9"
 FAMILY ROOM 12'9" x 9'11"
 UTILITY ROOM 7'1" x 4'8"
 GARAGE 12'5" x 18'10"

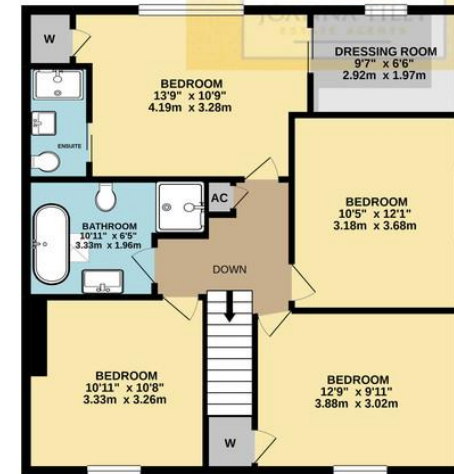
First Floor
 BEDROOM 13'9" x 10'9"
 ENSUITE 6'11" x 3'11"
 DRESSING ROOM 9'9" x 6'6"
 BEDROOM 10'11" x 10'8"
 BEDROOM 12'9" x 9'6"
 BEDROOM 10'5" x 12'1"
 BATHROOM 6'5" x 10'11"



GROUND FLOOR



1ST FLOOR



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