



# GREENFIELD

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CHEW STOKE, SOMERSET



**Greenfield  
Chew Stoke  
BS40 8UP**

# **A development of 5 houses in the sought after Chew Valley.**

- Entrance hall
- Open plan living space and kitchen
- Laundry room | Principal bedroom and ensuite
- 3 further bedrooms | Bathroom | Loo
- Off street parking for 2 cars (charging points)
- Level garden with terrace and lawned area

- 10 miles from Bristol and 15 miles from Bath
- Bath Spa to London Paddington from 90 minutes
- 6 miles from Keynsham with direct trains to Bath and Bristol and beyond
- Bristol International Airport 6 miles
- Chew Magna Lake less than 1 mile



## A new development of 5 detached houses built by local family house builders.

The houses at Greenfield have been architecturally designed with a high level of attention given to the layout and design. The houses are stone clad with a tiled roof and timber clad dormers with powder coated aluminium windows.

The accommodation is arranged over three floors and offers flexible living accommodation.

Situated on a quiet no through road and surrounded by beautiful green space.

There is a spacious entrance hall with an attractive wooden staircase and a door leading to the light and airy open plan kitchen/dining/sitting space. The living space has a

feature fireplace, dual aspect to maximise natural light and double glazed doors lead into the garden.

### **Cooking and Eating**

The designer has chosen a beautiful Magnet Kitchen. The fully fitted kitchen has a stylish modern design with handleless wall and base units, a fridge and freezer, dishwasher, hob, oven and extraction system, Quartz worktop with an oak topped breakfast bar.

There is oak flooring throughout the downstairs living space and a tiled downstairs cloakroom. There is high quality light grey carpet on the stairs and in the bedrooms.

Upstairs is a generous principal bedroom with fitted wardrobes and en suite shower room. On the first floor is the second bedroom and family bathroom. Off the hallway is a laundry room fitted with washing machine and tumble drier.

On the third floor are bedrooms 3 and 4 and another bathroom.

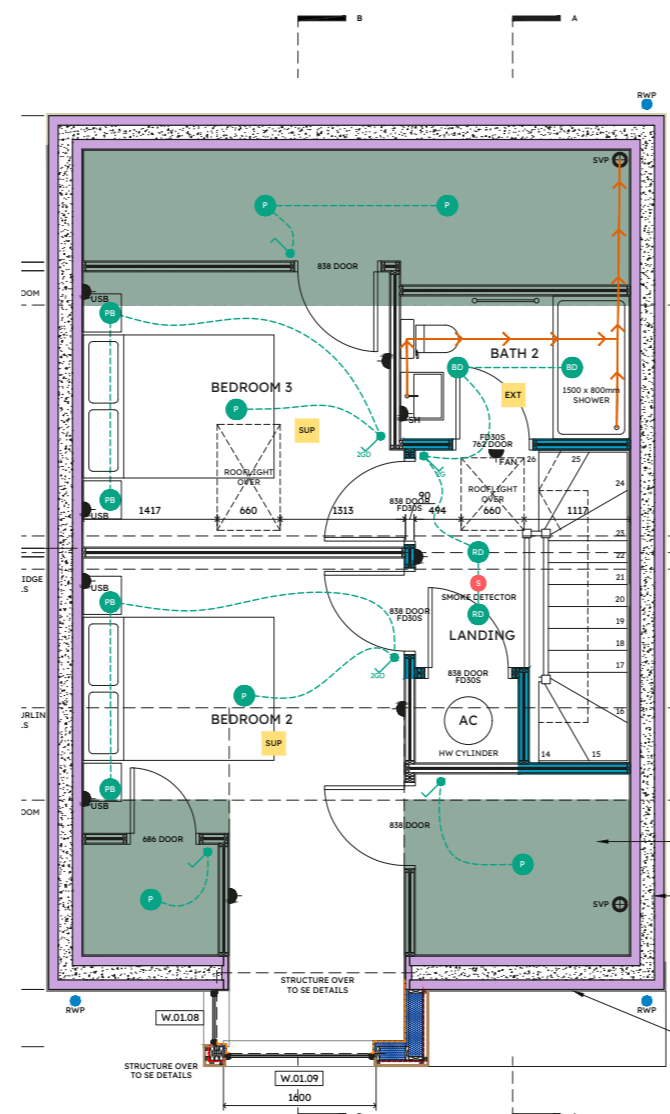
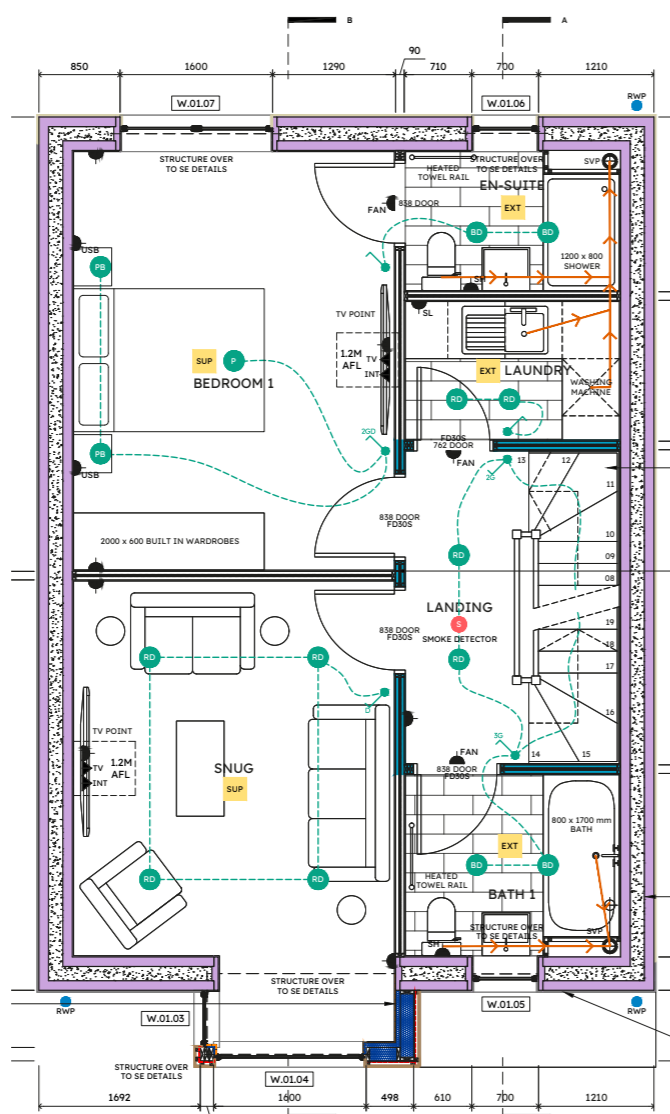
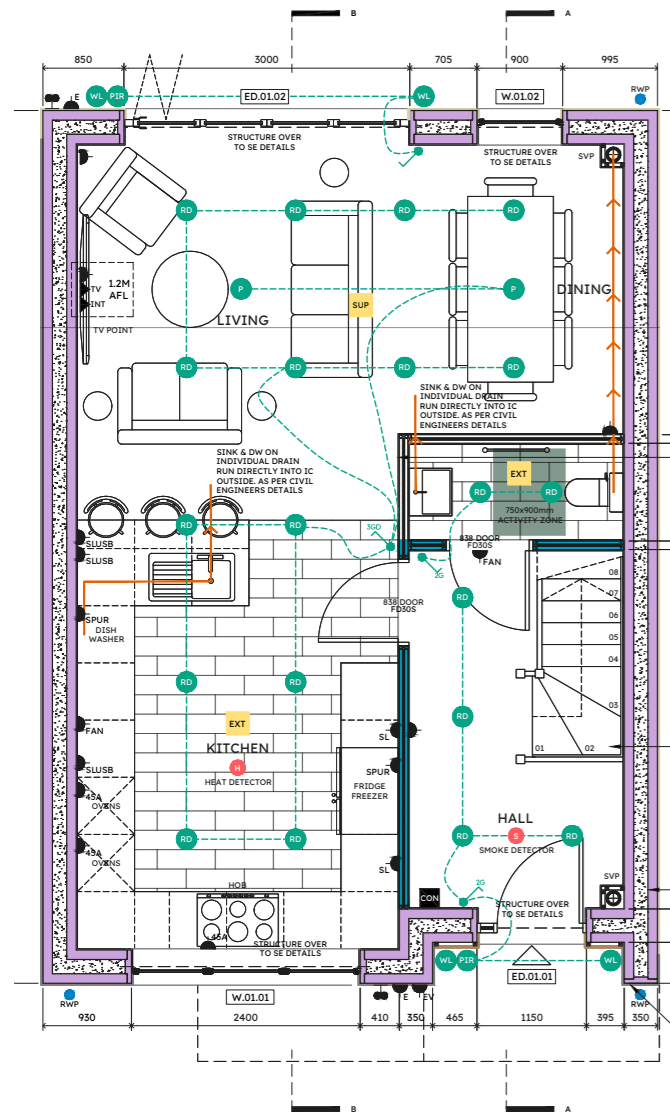
GREENFIELD

## Description

### **Outside**

The level gardens have a terraced area perfect for alfresco eating and entertaining leading onto the lawn.

The team include Interior Designer Emma who is on hand to help you design the perfect home.



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**Land at Be  
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 Bristol**  
 Drawing Title  
**Proposed S  
 Roof Plan**



GREENFIELD  
**Situation**



**C**hew 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.

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. ( Chew Valley School is well regarded with an excellent sixth form.)

The village is perfectly placed for commuting to both Bristol and Bath. There is a regular bus service from the village to Bristol. Railway stations at Bristol Temple Meads and Bath Spa with trains to London and connections to the national rail network. Also access to both the M4 and M5 is within a reasonable distance as is Bristol International Airport.

The UNESCO World Heritage City of Bath is situated on the River Avon in Somerset and famous for its Georgian Architecture and Roman Spas. There are a wealth of cultural attractions including theatres, galleries, museums and festivals of all kind throughout the year.

There are a huge number of shops, cafes, bars and it is said there is a different restaurant for every day of the year.

Sport is popular in Bath from the annual Bath half marathon to well-regarded sports teams including Bath Rugby, Cricket and Football.



## Specification

- Magnet Kitchen with Quartz worktop and separate laundry room
- Solar panels & car charging point on driveway
- Air source heat pump – Vaillant boiler with HIVE thermostatic control
- Whole house air filtration system
- Hard wood floor in living space, tiled bathrooms and carpet in bedrooms
- EPC B
- Level garden – with patio and lawned areas

## Green Bank

Greenbank Developments is a privately owned Development Company based just outside Bath. The photos featured in this brochure showcase rooms from their previous developments.

They are a family run company and experienced house builders.

### House builders you can trust

*'We love our new house and the house builders have been a pleasure to deal with throughout the build and buying process'.*



## Winkworth

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