



Stoke Bishop | Guide Price £1,750,000

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12 Stoke Paddock Road

Stoke Bishop, Bristol, BS9 2DJ

- Classic 1930's Detached 'Stride' Home
- Circa. 1/3 of an Acre Plot
- Generous Accommodation Throughout
- Retains Almost All Original Period Features
- Large Level Gardens, Garaging & Parking
- Highly Desirable Location
- Fantastic Long Term Family Home

This is a Classic 'Stride' early 1930's detached family home, set in a generous plot of around one third of an acre in a highly desirable Stoke Bishop location.

Stride houses are synonymous as the finest homes in the city. Typically enjoying generous plots and exceptional build quality with fantastic period detail and they are positioned in some of the city's most desirable residential locations. As coveted now as when they were built, they make exceptional long term family homes.

Our client has cherished the house over the past 30 years and has updated it within their ownership in keeping with the period. Double glazed timber windows have been installed, thermostatically controlled and zoned heating and made, improvements to the kitchens and bathrooms. All with an eye to retaining the period detail and character that the house offers in abundance. It is worth noting the house has not been extended beyond its original footprint.

Set comfortably within its generous front garden and screened from the road by its front hedge the house presents attractively as you approach via the drive positioned to the side of the house. A gable ended double height front porch with Tudor style render and timber detail draws the eye providing entry into an impressive central hallway. A timber Herringbone floor sits under the carpets whilst a magnificent return staircase rises to the upper floor with oak panelled walls completing the décor. There are two principal reception rooms. They are generously proportioned and retain their original fireplaces. Both overlook or have access onto the rear garden and are impressive spaces. A third reception room is used as a breakfast room and is partially open plan to the kitchen which also overlooks the rear garden. A cloakroom is discreetly tucked away off the main hall.





Upstairs the house provides four double bedrooms and three bath/shower rooms (one is en suite). The master bedroom enjoys the same generous bay window as the living room downstairs and overlooks the rear garden and further benefits a good-sized walk-in wardrobe. From the landing a discreet door opens into a further staircase rising to a landing in the roof space, where there's a boiler cupboard accommodating two gas fired condensing boilers work in tandem to provide hot water and heating via the zoned areas. To the left side is a large attic room and to the right huge loft room providing scope for a variety of uses, subject to the owner's preference and also planning.

With grounds of around one third of an acre the gardens are generous, largely level with large established lawns and mature tree and shrub borders. There is a patio entertaining area set beyond the rear of the house. A detached double garage is offset to the rear corner of the house with a pitched roof providing a large mezzanine floor as well as plumbing and WC provision. It has large folding timber doors that open onto the drive. There are additional doors that open onto the garden. Significant potential exists within the garage and drive area in front of it. Either via extension, incorporating into the house or update its use to a home office, annexe, workshop etc.

This home has not changed fundamentally since it was built over 90 years ago, retaining a vast amount of its period character. This is a fine family home looking for a new family who will no doubt make changes to reflect their own tastes and lifestyle preferences. An early viewing is highly recommended.



Directions

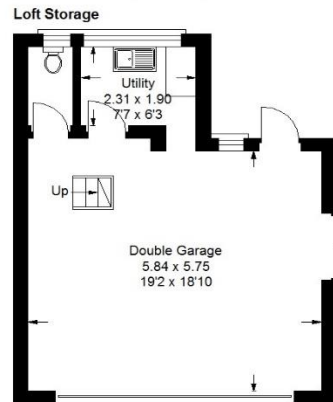
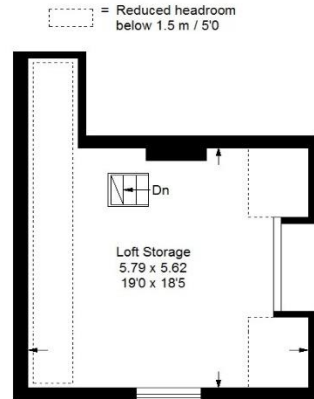
From our Stoke Lane office head back towards Stoke Bishop. Turn right onto Parry's Lane and follow the road around to the mini roundabout. Turn right into Shirehampton Road and take the first turn on the right into Stoke Paddock Road. The house can be found towards the end of the road on the right hand side.

Energy Performance Certificate
Rating E

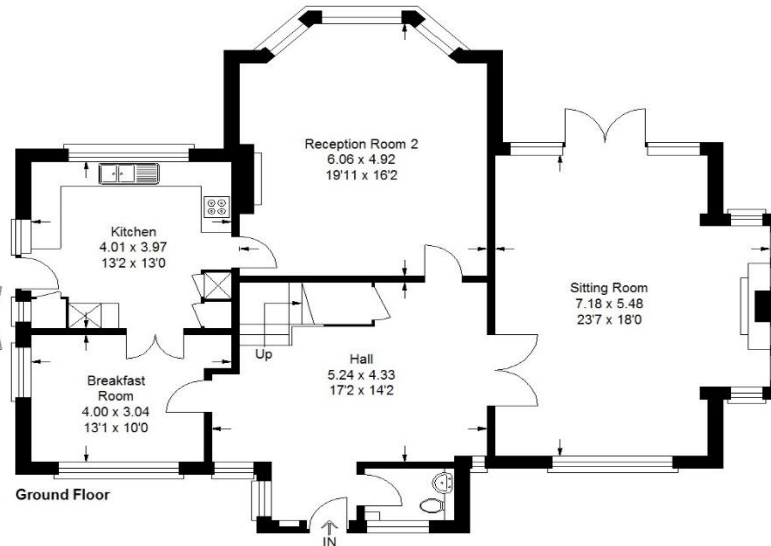


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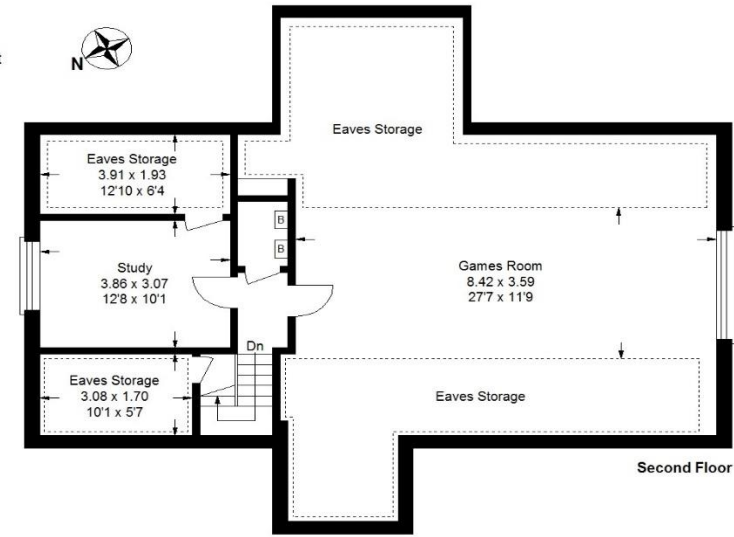
Approximate Gross Internal Area
(Excluding Eaves Storage)
297.6 sq m / 3203 sq ft
Garage / Loft Storage = 75.6 sq m / 814 sq ft
Total (Including Garage) = 373.2 sq m / 4017 sq ft



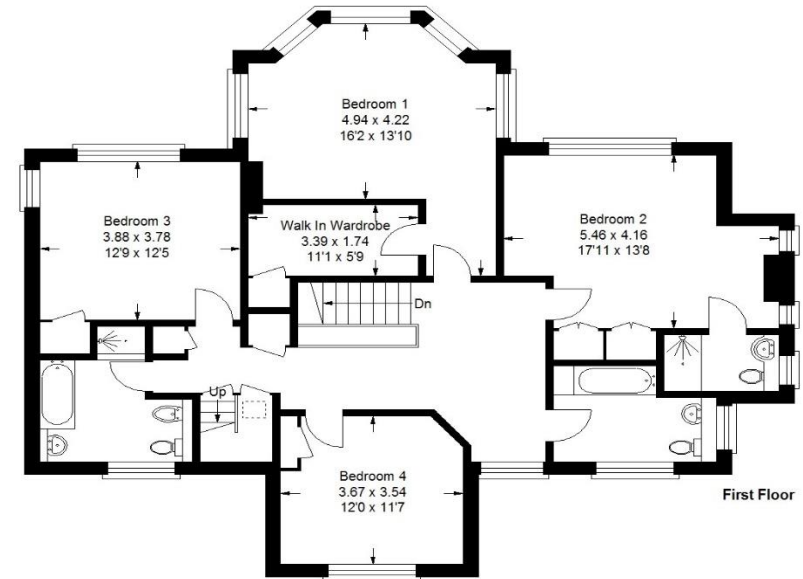
Outbuilding
(Not Shown In Actual
Location / Orientation)



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2022 (ID879442)



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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