

Stoke Bishop Guide Price £1,350,000



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High Elms, 1, Stoke Park Road, Stoke Bishop, Bristol, BS9 1LE

- Detached 1930's Built Family Home
- Stunning Location on the Stoke Bishop/Sneyd Park Border
- Close to Durdham Downs and Druid Hill Shops
- 4 Double Bedrooms, 3 Reception Rooms
- Planning Permission granted for Two Storey Side Extension
- Fabulous Gardens to Front, Side and Rear of House

We value your home



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Stoke Park Road is situated in a prominent position, just 250 metres from the Durdham Downs, on the edge of Sneyd Park. "High Elms", Number 1 Stoke Park Road was built in the 1930's is typical of the style of John Stride-a renowned and highly acclaimed local builder of the day- with the design having a wonderful and spacious ambience throughout. The present owner has lived in the house for nearly a quarter of a century, and it has proved to be a perfect home for a growing family. The property is ideally situated just off Stoke Hill on the Stoke Bishop and Sneyd Park border with easy access to the vibrant area of Clifton and the rest of Bristol. The house is a peaceful haven that is close to all local facilities and answers the needs of each new generation. This fine property also has huge extension potential, both externally and also into the roof space, and planning consent has already been granted through Bristol City Council ref: 17/06057/H for a two-storey extension.

Immediately you step into the hallway you sense its' spacious, light and warm ambience. The large drawing room is both a relaxing and a great entertaining venue, whilst the children have made good use of the family/dining room for entertaining their friends over the years. Guests have often enjoyed a pre-dinner drink on the rear patio areas accessed from either family/dining room or the kitchen/breakfast room. The kitchen/breakfast room has been the scene of countless informal, chatty gatherings and welcomes and accommodates all ages. There is also a large study that can easily be used as a home office or a third reception and to complete the downstairs accommodation there is a cloakroom. Moving upstairs there is a good size landing leading to the large master bedroom which is a fantastic adult escape with a bay window that floods the room with light and overlooks the front and side gardens. There is an almost equally large second bedroom and then two further smaller double bedrooms. There is a large family bathroom and a separate shower room. The attic is perfect for conversion being absolutely huge and as mentioned planning consent has already been granted.

To the front of the house there is a very attractive newly paved driveway with two feature pillars either side on approach and there is space to park several cars. The gardens to the front, side and rear are predominantly lawn with many mature trees and shrub borders. It is child friendly, with room for outdoor ball games. There is a patio area which is an extremely pleasant environment in which to enjoy a summer barbecue as its orientation is very well placed for catching the afternoon and evening sun. The current owner will only be moving next door as planning permission has been granted to build another detached residence to a high specification, which is currently at the initial stages of being built.

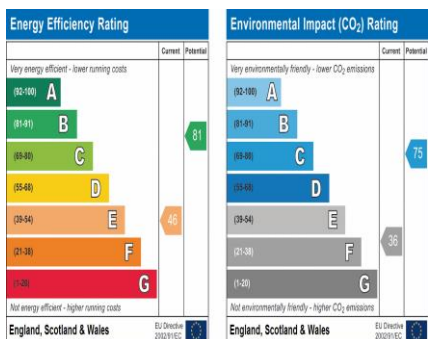
Viewing of this fine family home is highly recommended at the first opportunity to avoid disappointment and this should be strictly by appointment via sole selling agents Leese & Nagle.



Directions

From our Stoke Lane office turn left and proceed to the end of the road. Take a right onto Parrys Lane and continue around the bend until you reach the mini roundabout. At the mini roundabout, take the first exit on to Druid Hill and continue on to Stoke Hill. Take a left on to Stoke Park Road and High Elms, 1 Stoke Park Road is the second property on the left-hand side.

Energy Efficiency Rating

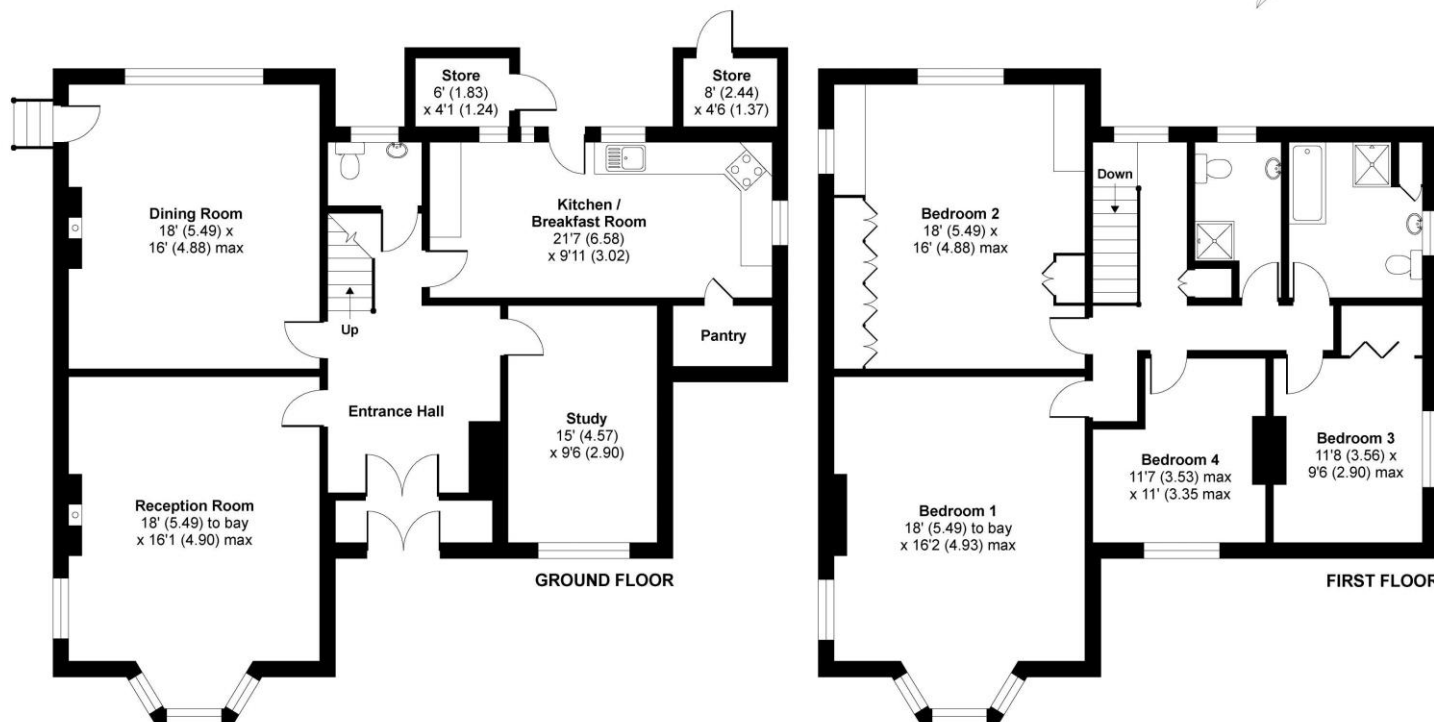


Location

Stoke Bishop is one of Bristol's premier residential suburbs. Mainly developed in the 1920's and later, the houses tend to be set in generous plots with mature trees. The wide-open space of Durdham Downs is within five minutes' walk and Clifton is situated on the far side. There are several state and independent schools within striking distance.

Stoke Park Road, Bristol, BS9

APPROX. GROSS INTERNAL FLOOR AREA 2394 SQ FT 222.4 SQ METRES (EXCLUDES STORES)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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