



5 SAVILLE GATE CLOSE,  
HOLLYBUSH LANE, STOKE BISHOP,  
BRISTOL, BS9 1JB



An immaculately presented modern detached 5 bedroom (2 with en suite), 3 reception room family residence situated in a desirable cul-de-sac just yards from Durdham Downs. Further benefiting from a level 60ft x 40ft rear garden, ample off road parking and a double garage.

**Guide Price £1,075,000**

**Richard Harding**

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

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124, Whiteladies Road, Clifton, Bristol, BS8 2RP





## 5 Saville Gate Close, Hollybush Lane, Stoke Bishop, Bristol, BS9 1JB

An immaculately presented modern detached 5 bedroom (2 with en suite), 3 reception room family residence situated in a desirable cul-de-sac just yards from Durdham Downs. Further benefiting from a level 60ft x 40ft rear garden, ample off road parking and a double garage.

- Enjoyed and cared for by the current owners since first constructed in 1986.
- Fabulous location just off Durdham Downs in a peaceful cul-de-sac setting close to the botanic gardens and within a pleasant stroll over the Downs to Blackboy Hill and Whiteladies Road.
- **Ground Floor:** vestibule, central entrance hallway, large (22ft x 13ft) sitting room, modern fitted kitchen/breakfast room, dining room/reception 2, reception 3/home office, utility and cloakroom/wc.
- **First Floor:** spacious landing, bedroom 1 with smart en suite shower room/wc, bedroom 2 (also with en suite shower room), bedroom 3, bedroom 4, bedroom 5 and family bathroom/wc.
- **Outside:** beautiful well stocked level front and rear gardens, driveway off street parking and a detached double garage.
- **A lovely family home in a highly desirable location.**

**Route to the property:** from our office at 124 Whiteladies Road continue up Blackboy Hill towards the Downs and at the traffic lights turn right and take the second left into Hollybush Lane. As you pass the Downs on either side, take the first right into Saville Gate Close and the property can be found a short way down on your left hand side.



### GROUND FLOOR

**APPROACH:** entering Saville Gate Close off Hollybush Lane the property can be found a short way along on the left hand side. Landscaped wide frontage with brick paved driveway provides off street parking with a double garage beside, attractive level lawned front gardens with flower borders and central path leading up to the main entrance to the property.

**ENTRANCE VESTIBULE:** (10'4" x 2'9" max) (3.15m x 0.84m) tiled floor, gas meter and main front door to the property.

**ENTRANCE HALLWAY:** spacious welcoming central entrance hallway with staircase rising to first floor landing with understairs recess, ceiling coving, dado rail, radiator with decorative cover and doors leading off to the sitting room, dining room/reception 2, reception 3/study, kitchen/breakfast room and cloakroom/wc, further door accessing useful recessed coats storage cupboard with built in hanging rail with shelving.

**SITTING ROOM:** (22'7" x 13'7") (6.88m x 4.14m) generous sitting room with double glazed windows to front, feature fireplace with gas coal effect fire and stone surround, 2 obscured double glazed windows to side and sliding patio doors to rear leading out onto the rear garden. Ceiling coving, radiator with decorative cover and cable tv point.

**DINING ROOM/RECEPTION 2:** (12'1" x 11'9") (3.68m x 3.58m) dual aspect double glazed windows to front and side, wood flooring, ceiling coving and radiator with decorative cover.

**RECEPTION 3/HOME OFFICE:** (11'8" x 7'9") (3.56m x 2.36m) ceiling coving, double glazed window to rear and radiator.

**KITCHEN/BREAKFAST ROOM:** (21'2" x 11'8" max reducing to 8'9") (6.45m x 3.56m/2.67m) modern fitted kitchen comprising base and eye level cream coloured units with roll edged Corian worktop over, inset 1½ bowl sink and drainer with waste disposal unit, integrated appliances including stainless steel Neff double oven, Neff halogen hob with extractor fan and chimney hood over, integrated dishwasher and tall larder fridge. Breakfast bar providing seating, wood effect flooring, inset spotlights, built in dresser, radiator, double glazed windows to rear, double glazed door to rear accessing the garden, further door leading through to the utility room.

**UTILITY ROOM:** (11'8" x 6'8") (3.56m x 2.03m) generous utility room with built in base and eye level units, roll edged laminated worktops over and inset stainless steel sink. Appliance space and plumbing for washing machine and freezer, double glazed window and part double glazed door to side.

**CLOAKROOM/WC:** (5'5" x 4'10") (1.65m x 1.47m) low level wc with concealed cistern and push button flush, wash hand basin set into a counter with storage cabinet beneath and tiled splashbacks with mosaic tiled border, ceiling coving, radiator with decorative cover, wood flooring and high level obscured double glazed window to front.



#### FIRST FLOOR

**LANDING:** spacious landing with plenty of natural light provided by double glazed windows to front overlooking the driveway and frontage of the property, dado rail, ceiling coving, radiator, doors off to all bedrooms and the family bathroom/wc. Further door accessing **Airing Cupboard** housing lagged hot water tank and additional storage space.

**BEDROOM 1:** (14'0" x 13'0" max including built in wardrobes) (4.27m x 3.96m) double bedroom with built in wardrobes, chest of drawers and dressing table, double glazed window to front, further obscured double glazed window to side, radiator and door accessing:

**En Suite Shower Room/wc:** (8'2" x 7'7") (2.49m x 2.31m) white suite comprising large walk in shower enclosure with system fed shower and sliding curved glass door, low level wc with concealed cistern and push button flush, two sinks set within counter with built in storage cabinet beneath and mirrored cabinets with inset spotlight over, chrome effect heated towel rail, part tiled walls, inset spotlights, extractor fan and obscured double glazed windows to rear.

**BEDROOM 2:** (rear) (11'9" x 11'5" max inclusive of built in wardrobes) (3.58m x 3.48m) built in wardrobes, dressing table and bedside tables, double glazed window to rear, radiator and door accessing:

**En Suite Shower Room/wc:** (7'6" x 5'8" max) (2.29m x 1.73m) coloured suite comprising low level wc, pedestal wash basin, shower enclosure with system fed shower, part tiled walls, shaver point, radiator and obscured double glazed window to rear.

**BEDROOM 3:** (front) (11'9" x 11'3") (3.58m x 3.43m) double bedroom with double glazed windows to front, radiator, tv point, built in wardrobes and dressing table.

**BEDROOM 4:** (rear) (9'7" max x 9'3") (2.92m x 2.82m) built in cabinets, radiator and double glazed window to rear.

**BEDROOM 5:** (8'7" x 7'8") (2.62m x 2.34m) double glazed windows to rear and single radiator.

**BATHROOM/WC:** (7'6" x 7'3" max) (2.29m x 2.21m) white suite comprising panelled bath, low level wc with concealed cistern, wash hand basin with storage cabinet beneath, radiator, wood laminated flooring, obscured double glazed window to side.

#### OUTSIDE

**FRONT GARDEN, OFF STREET PARKING & GARAGE:** the property has a wide frontage with attractive stone boundary wall to front, a landscaped brick paved driveway providing off street parking with a double garage beside with 2 up and over doors and pitched roof. There are lawned gardens with flower borders containing various plants, shrubs and trees and gated access to one side of the property through to the rear garden.

**REAR GARDEN:** (approx 60ft wide x 40ft depth max) (18.29m x 12.19m) beautiful level lawned rear garden with well stocked flower borders containing an array of plants, shrubs and trees, stone patio wraps around the rear and sides of the property where there are two spaces for table and chairs, attractive period brick boundary wall to rear, outside tap, water feature and useful additional areas either side of the property with one side having gated access through to the front.

#### IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items such as carpets etc. are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is freehold. This information should be checked by your legal adviser.

#### PLEASE NOTE:

1. As from the 1<sup>st</sup> April 2018 there will be a requirement for any properties rented out in the private rented sector to normally have a minimum energy performance rating of E on an Energy Performance Certificate (EPC). The regulations will come into force for new lets and renewals of tenancies with effect from 1<sup>st</sup> April 2018 and for all existing tenancies on 1<sup>st</sup> April 2020. It will be unlawful to rent a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption [eg the building is Listed]. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements.
2. The photographs may have been taken using a wide angle lens.
3. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
4. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
5. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
6. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
7. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
8. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



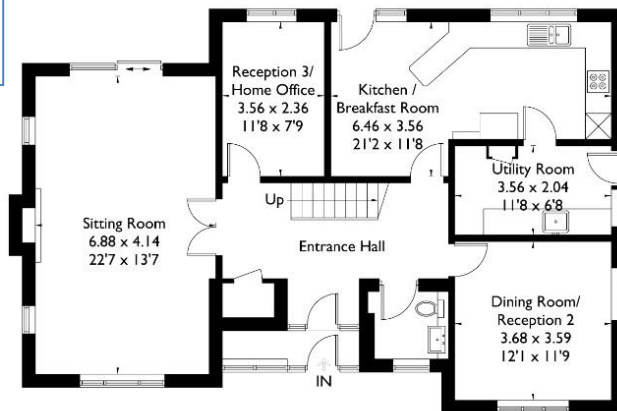
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Approximate Gross Internal Area = 195.0 sq m / 2099 sq ft  
 Garage = 30.0 sq m / 323 sq ft  
 Total = 225 sq m / 2422 sq ft

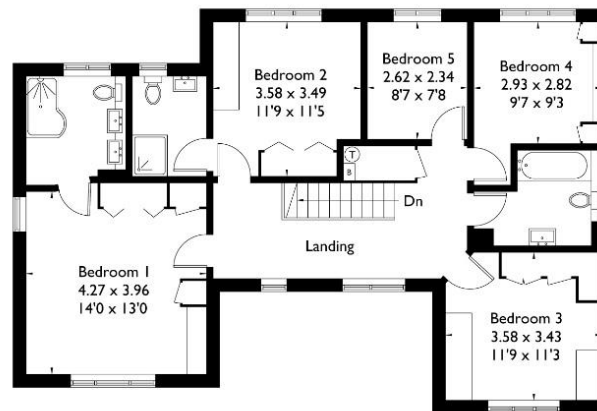


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

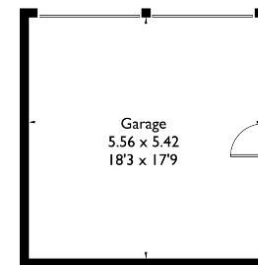
If you intend to rent out this property now or in the future, please note point 1 of the Important Remarks section overleaf.



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Job Ref: 193624

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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