

A Beautiful Detached House

Stoke Bishop Guide Price £1,295,000

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1 Parrys Grove, Stoke Bishop, Bristol, BS9 1TT

- Superior Modern Detached House
- Beautifully Presented Inside & Out
- Six Bedrooms, Master With En-Suite & Two Bath/Shower Rooms
- Landscaped Rear Garden Offers Green Space & Privacy
- Parking for 4 Cars & Double Garage
- Desirable Stoke Bishop Location



We value your home



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We are truly delighted to offer this magnificent six-bedroom detached family residence, built in 1996, but to a design which is reminiscent of the highly acclaimed 1930's local 'Stride' built houses. Properties of this calibre are rare to the open market and this home being nearly 3200 square feet, provides a wonderful family home. No attention to detail has been spared by the current owner who has resided in the property since new. It has the benefit of having a private corner position with a lovely open aspect to the front overlooking Stoke Lodge playing fields and it is extremely well-placed for accessing well reputed state and independent schools.

The house is approached via the front garden with a sculptured flag stone patio and path to the front door which opens into the impressive entrance hall with oak staircase to upper floor and doors to ground floor rooms. To the left of the hallway, double doors enter into the spacious sitting room with 'inglenook' fireplace, front bay window, rear French doors onto garden, coving and two ceiling roses. Off the hallway to the rear, also via double doors, is a good size formal dining room with semi-circular bow window overlooking the rear garden, two ceiling roses, dado rail and coving. Also, to the rear is an exceptionally good size kitchen/breakfast room with archway to the conservatory and door to the utility room. The Farmhouse style kitchen has a central island, a walk-in corner larder cupboard and space to accommodate a large kitchen table. It has attractive cream units set under beautiful Quartz worktops, incorporating stainless steel De Dietrich multi-function double oven with warming drawer, Siemens five burner induction hob with integrated hood over, integrated Miele dishwasher and integrated Fridge/freezer. The one and half bowl ceramic sink incorporates a separate instant boiling hot & cold filter tap. Off the back of the kitchen is a fabulously spacious Amdega conservatory with a high pitched glass ceiling with electrically remote-controlled blinds and double doors onto the garden. Off the kitchen is a utility room with fitted units, worktops, ceramic sink unit, second staircase to upper floor, door to garden and internal door to double garage. To complete the ground floor accommodation there is a useful cloakroom and study with Neville Johnson fitted bookshelves and cupboards and a feature bay window.

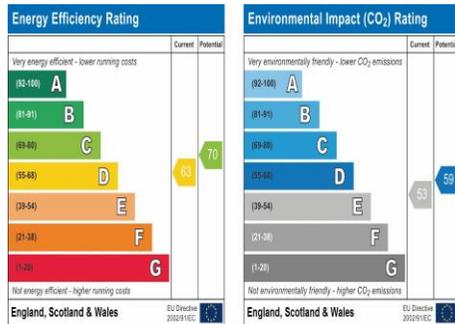
On the first floor the principal bedroom has a dressing area with comprehensive Neville Johnson fitted wardrobes and spacious en-suite bathroom with jacuzzi bath with shower enclosure over. The five additional bedrooms are serviced by a family bathroom and shower room with 'Jack & Jill' doors to the second bedroom. The private rear garden is a good size and is an attractive extension to the house. Its has been professionally landscaped to provide comfortable seating areas in sun or shade with a favourable south easterly aspect being ideal for al fresco dining. There are attractive patios, a beautiful Wisteria covered Pergola, attractive flower and shrub borders and a central lawn area which adds to the appeal of this wonderful family home. To the side of the garden and separated by a wall and timber fence is the brick paved drive capable of accommodating four cars with ample turning space. Beyond is the integral double garage which has electrically remote controlled roller door. Viewing of this fine family home is highly recommended at the first opportunity.



Location:

Situated in a desirable location in Stoke Bishop, overlooking Stoke Lodge playing fields, the area is extremely popular with families who enjoy the excellent local amenities and access to both state and private schools of excellent reputation. Shops, cafés, restaurants and pubs are within walking distance.

Energy Efficiency Rating



Directions:

From our Stoke Lane office turn left and follow the road until the junction. Turn right onto Parrys Lane and follow the road for 200m before taking the left-hand turning onto Parrys Grove. The house is the corner plot on your left as you enter the development.



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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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Approx. Area 3183.50 Sq.Ft - 295.80 Sq.M (Total area includes garage)



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Westcountry EPC.

