

LEESE & NAGLE
INDEPENDENT ESTATE AGENTS



Stoke Bishop | Detached House | Guide Price £785,000

15 Kewstoke Road, Stoke Bishop, Bristol, BS9 1HA

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A fabulous 4-bedroom 1930's detached family home with a centrepiece spacious open plan kitchen/breakfast room with uPVC aluminium bi-fold double patio doors that open onto a good size rear garden. The very tastefully modernised and extended house provides nearly 1700 sq/ft of family orientated accommodation and enjoys a central location in Stoke Bishop village area within walking distance of the renowned Elmlea and Stoke Bishop primary schools and is also comfortably within the Free School catchment area.

A uPVC double-glazed front door opens into a storm porch and then an original studded-timber door opens into a welcoming entrance hallway with an 'arts & craft' frosted leaded window, doors to ground floor rooms and there is a cloakroom off. To the front is a spacious, formal sitting room with large bay window, attractive oak floor, coving and a centre-piece fireplace recess housing a Chesney contemporary-style 'clay red' cast-iron wood-burning stove. Adjacent to the rear is a good size family/dining room with bi-fold doors that fully open out onto a raised patio, attractive oak floor, fireplace recess housing a Chesney cast-iron wood-burning stove, many inset halogen downlights and an internal door through to the kitchen/breakfast room. As mentioned there is a beautiful kitchen/breakfast room all with a good aspect over the rear garden. The kitchen has a range of white high-quality fitted units, beautiful granite worktops, inset stainless-steel sink unit with mono block mixer tap, integrated Neff dishwasher, built-in stainless-steel Miele oven, built-in stainless-steel Miele steam oven, fitted Miele Induction hob and a retro extractor hood over. There is a central island also with granite worktop and incorporates a breakfast bar, integrated Neff dishwasher, integrated Fridge/Freezer, integrated Neff microwave with inset down lighters and a beautiful ceramic floor.

Upstairs there is a spacious landing, 4 good bedrooms, where bedroom 3 has an en suite shower room and there is a well-appointed contemporary bathroom with separate shower enclosure and underfloor heating.

Moving outside, the rear garden is great for families both for recreation, al fresco dining and general entertaining. It enjoys a north-westerly aspect for catching the afternoon and evening sun with a raised large paved patio with inset up-lighting, good size lawn, some gravelled areas, a pathway running length and a timber summer house sited at the bottom. The front garden is fully brick-paved with brick retaining wall and the driveway brick-paved providing off-street parking for one car and leads to an integral garage.

Viewing of this fine family home is highly recommended being one of the most sought-after positions in Bristol.





Directions:

From our Stoke Lane office turn left and carry on until you reach Parrys Lane. Take a left and continue up Parrys Lane and take your first right onto Reedley Road. Carry along Reedley Road, bearing left when it turns into Kewstoke Road. The property is on the right-hand side before the junction of Cranleigh Gardens.

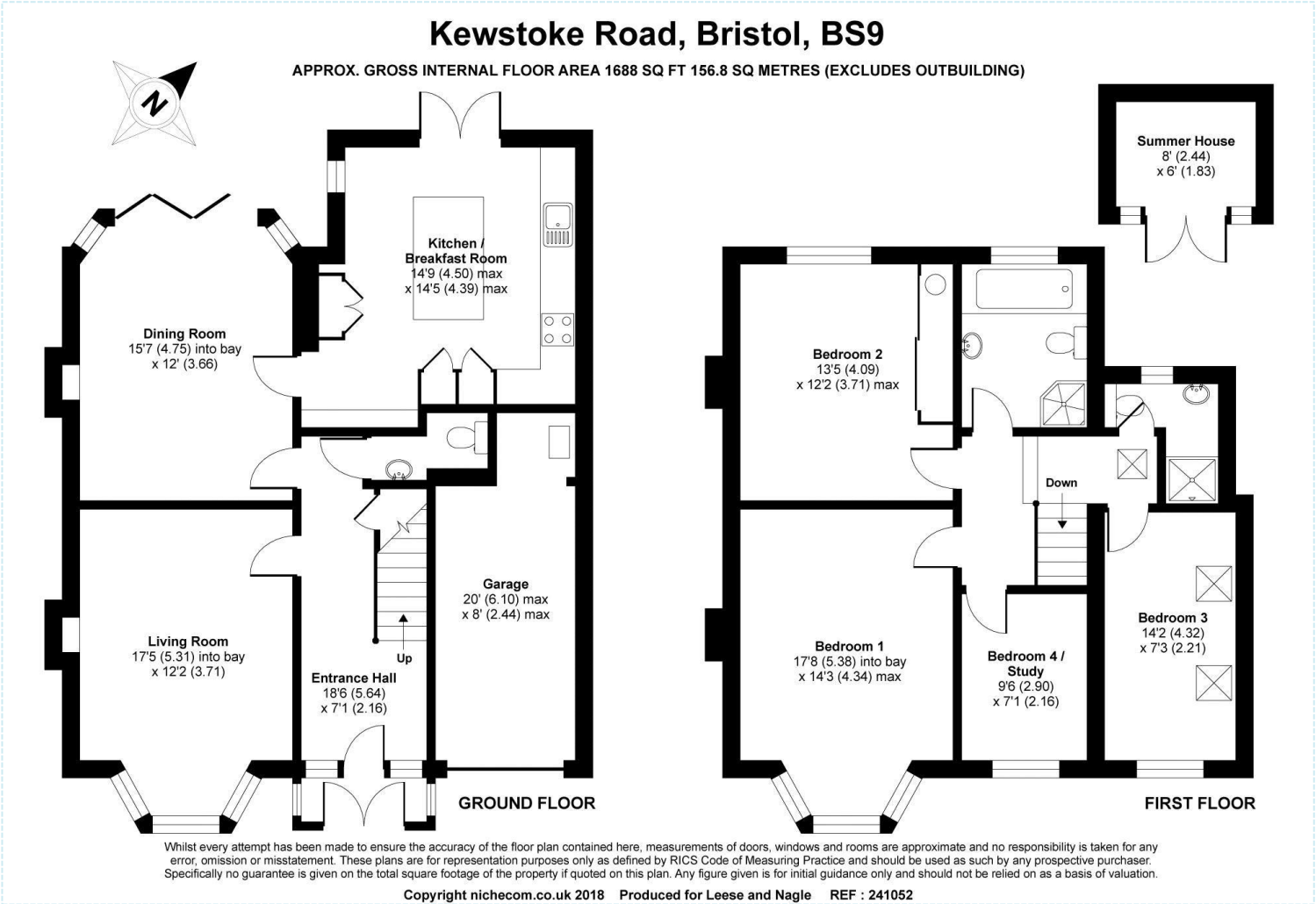
Location:

Local schooling includes Elmlea, Stoke Bishop and in terms of secondary there is the Bristol Free School and an array of private schools within easy reach. Furthermore, there are plenty of local amenities including the shops on Druid Hill and Stoke Lane. For those who like the outdoors, there are some lovely open green areas such as Stoke Lodge playing fields, Glenavon Park and there is a useful walkway track up to the Durdham Downs.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

- Fabulous 4-Bedroom 1930's Detached Family Home
- 3 Generous Reception Rooms Offering Ample Space
- Beautifully Decorated Throughout
- Generous Rear Garden with Summer House
- Close to Elmlea School and the Bristol Free School



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