



BENTON CROSS ELMS LANE,  
STOKE BISHOP, BS9 2BP

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**GOODMAN  
& LILLEY**







# BENTON CROSS ELMS LANE

STOKE BISHOP BS9 2BP

GUIDE PRICE  
£850,000

A sizable 1930's semi detached four bedroom family home situated in a popular road on the Stoke Bishop/Westbury-on-Trym borders, offered to the market with no onward chain. Cross Elms Lane is a convenient position situated just 0.7 miles away from both the highly regarded Elmlea Infant & Junior Schools and Stoke Lane shops and a mile away from the wide expanse of Durdham Downs.

## Summary

When entering the property via a small entrance porch you are greeted by a spacious inviting entrance hall which provides access to two large principle reception rooms and an attractive re-fitted kitchen/breakfast room which benefits from plenty of kitchen units, built in appliances and a pull down breakfast table. A side door opens into sub divided utility room with door to the rear garden and cloakroom WC with door to the integral garage which houses the gas boiler and benefits from a modern electric front door. Stairs rise from the entrance hall to a generous first floor landing which in turn opens to the four bedrooms, family bathroom and a separate WC. The landing offers good storage as well as access to a good sized loft space with obvious potential for conversion subject to necessary planning consent.

Outside there is a small enclosed front garden with a good degree of privacy and a driveway offering off road parking leading to the integral garage. The rear garden is of a good size and is predominantly laid to lawn with a pathway providing access to the bottom. There is a patio adjacent to the kitchen and a further garage/workshop with potential for development.

## Location

The location is particularly popular with families as the property is within a 0.7 miles of Elmlea Infant and Junior Schools and within the catchment area of Bristol Free School for secondary education. There are also a number of reputable independent schools within close proximity. The area provides

convenient access to the wide open space of Durdham Downs and there is good access to transport links including the M5/M4 motorways. Located on a popular road the house is within walking distance of many local shops and restaurants on Stoke Lane and in Westbury-on-Trym and Stoke Bishop. Stunning rural walks are also available nearby across the wide expanse of the renowned Blaise Estate.

## Entrance Porch

Wooden multi paned glazed front door, windows to front and side, attractive period oak front door to -

## Entrance Hall

When entering the property via a small entrance porch you are greeted by a spacious inviting entrance hall which provides access to two large principle reception rooms and an attractive re-fitted kitchen/breakfast room. Glazed window to front, radiator, under stairs cupboard, staircase to the first floor landing.

## Sitting Room

17 x 12'5

Radiator, coved ceiling, picture rails, double glazed bay windows to the front, chimney breast with feature fireplace.

## Dining Room

17'4 x 11'11

Coved ceiling, picture rail, chimney breast with feature fire, double glazed windows overlooking the rear garden and double glazed French door opening to the rear garden.

## Kitchen/Breakfast Room

12 x 11

Double glazed windows overlooking the rear garden, an attractive re-fitted kitchen with a wide range of eye level and base units with worktop incorporating a one and a half bowl sink and drainer, splash back wall tiling, built in quality stainless steel appliances, pull down breakfast bar, contemporary tall radiator, door to -

## Utility Room & Cloakroom WC

Sub divided utility room with storage cupboards and double sink above, windows to side and rear, door to the rear garden and cloakroom WC with radiator, space for fridge/freezer and door to the integral garage.

## Integral Garage

15'2 x 9'7

Electric door to front, wall mounted gas boiler, storage cupboards, window to side, power and light.

## Stairs To First Floor Landing

Doors to all first floor accommodation, access to loft space with potential for conversion subject to necessary planning, airing cupboard housing hot water tank and shelving, window to side.

## Bedroom 3

15'1 x 9'4

Dual aspect room with double glazed windows to front and rear, double radiator

## Bedroom 4

8'8 x 7'7

Picture rail, double glazed window to front, radiator.

## Bedroom 1

17 x 11'1

One wall with matching set of double wardrobes, double radiator, picture rail, double glazed windows to front.

## Bedroom 2

14'9 x 12'8

Double glazed window to rear, picture rail, built in treble wardrobe.

## Family Shower Room

Tiled floor, wall tiling, double glazed window to rear, white pedestal wash hand basin and shower cubicle with shower and screen.

## Separate WC

Radiator, white low level WC, wash basin, double glazed window to side.

## Outside

Outside there is a small enclosed front garden with a good degree of privacy and a driveway offering off road parking leading to the integral garage. The rear garden is of a good size and is predominantly laid to lawn with a pathway providing access to the bottom. There is a patio adjacent to the kitchen and a further garage/workshop with potential for development.



- 1930's Semi Detached Family Home

- Modern Fitted Kitchen/Breakfast Room With Utility Room & Cloakroom WC

- Two Garages

- Four Good Sized Bedrooms

- No Onward Chain

- Potential For Further Extension To The Loft Space & Rear Of The House Subject To Necessary Planning Consents

- Two Sizable Reception Rooms

- Front & Rear Gardens



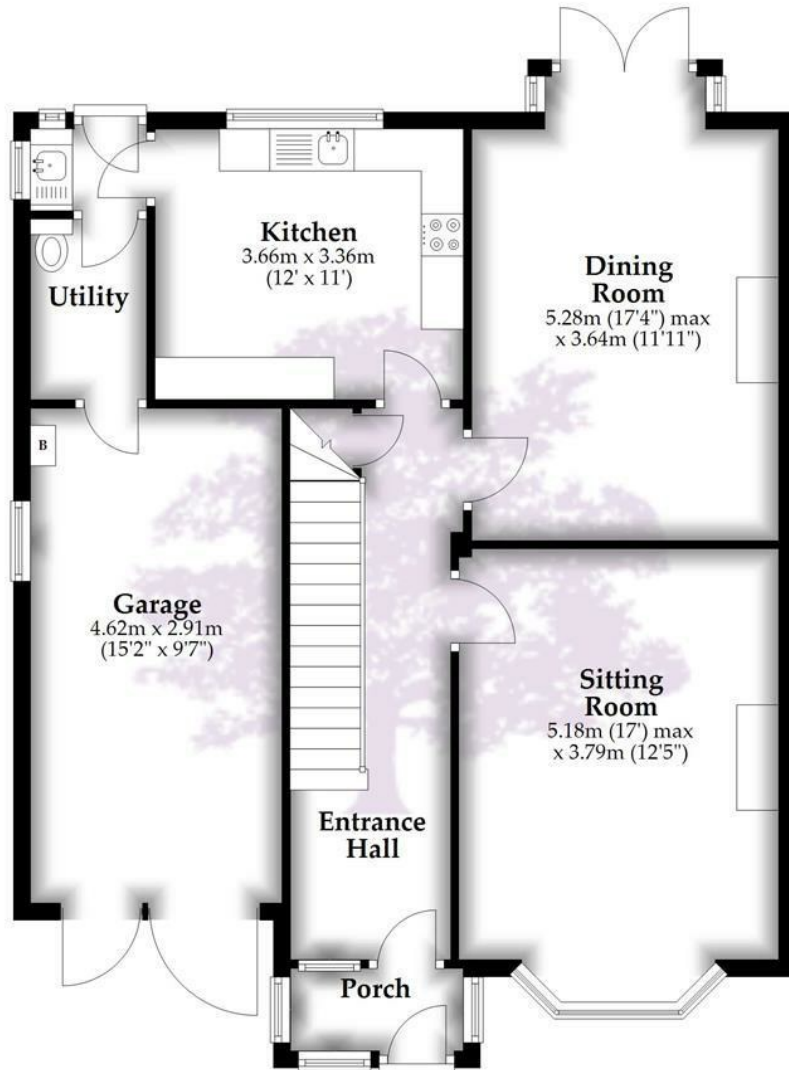


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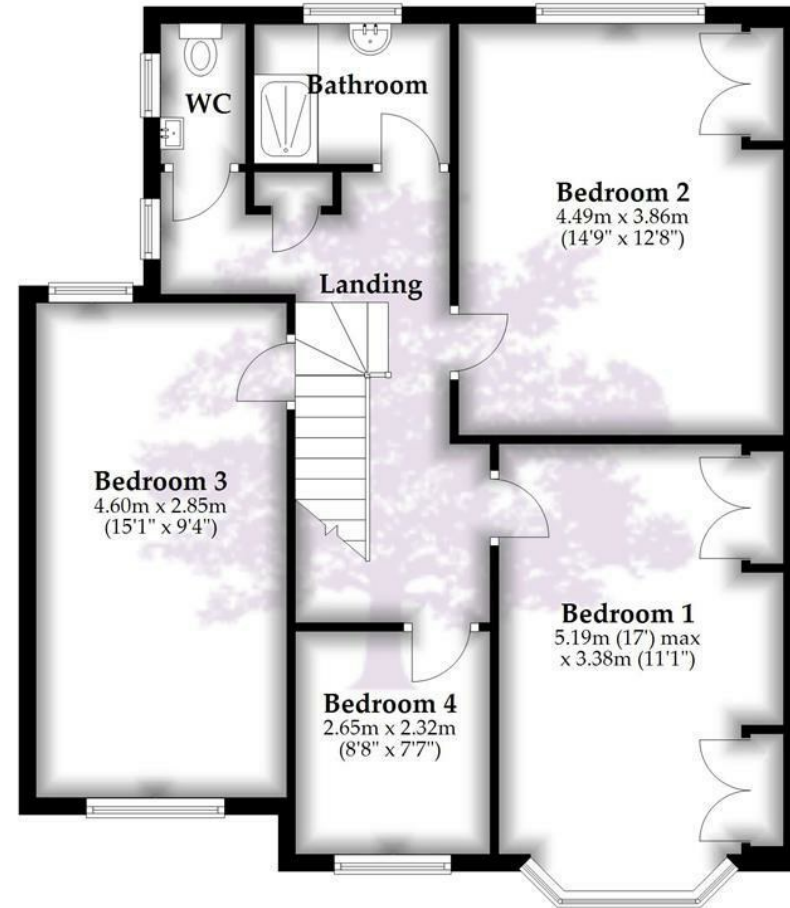
### Ground Floor

Approx. 89.2 sq. metres (960.4 sq. feet)



### First Floor

Approx. 80.9 sq. metres (870.9 sq. feet)



Total area: approx. 170.1 sq. metres (1831.3 sq. feet)

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.

Plan produced using PlanUp.

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