



25 Parrys Close

Stoke Bishop, Bristol, BS9 1AW



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An outstanding circa 3000 sq. ft modern detached family house on an exclusive gated development; with a sunny fully enclosed landscaped garden, double garage, excellent parking and Elmlea School Catchment.

Stunning architect designed family home | Circa 3000 sq. ft of internal accommodation | Elmlea Infants & Junior School Area of First Priority | Landscaped wrap around east, south and west facing garden | Galleried sitting room | Superb open plan kitchen, dining and family room | Ground floor bedroom suite | Four further first floor bedrooms | Study | Large utility room | Galleried landing Basement games room | Off-street parking for four cars | 300 sq. ft double garage | Integrated Bang & Olufson audio and visual system Outdoor Nordic Dining Hut | Exclusive gated community EPC: D

Situation

25 Parrys Close is situated on a quiet gated community of just four houses conveniently located in the heart of Stoke Bishop, moments away from Stoke Lodge playing fields, Canford Park and the 400 acres of Durdham Downs; yet easily accessible to both the M5 in the north and Clifton and the city centre further south.

There are many state and private sector schools in the area. These include OFSTED rated "outstanding" Elmlea Infants and Junior School (circa 600m), Badminton School, Redmaids High School and St Ursula's School as well as Clifton High School, Clifton College, BGS and QEH a little further to the south.

Within an easy commute is a large Waitrose supermarket in Henleaze, with local shops on Stoke Hill, Stoke Lane and on Westbury-on-Trym High Street. Across The Downs are the sought-after independent retailers, bars and restaurants of Clifton village and Whiteladies Road with Cribbs Causeway a little over three miles to the north.

For Sale Freehold

25 Parrys Close is a stunning detached family home, beautifully designed and superbly proportioned to provide extensive accommodation over two floors within an exclusive gated development of just four houses.

With its distinctive architectural curve, taking advantage of the property's east, south and west facing orientation it epitomises the "inside / outside" lifestyle, opening out to the landscaped wrap-around gardens.







Once inside the gates there is a wonderful feeling of light, space and privacy as well as exceptional peace and quiet; so close to Stoke Bishop's highly sought-after schools and social amenities yet with barely any passing traffic.

Inside, the front door gives way to a striking double height entrance hall, with a feature staircase leading up to the galleried first floor landing.

To the right is a hugely versatile ground floor bedroom suite; with a generous double bedroom, en-suite shower room and French doors leading out into the front garden. Perfect for guests or dependent relatives.

To the left, accessed via double doors, is the stunning double height sitting room, flooded with natural light from the $\frac{3}{4}$ height windows and three sets – one to the front and two to the back, opening out into the gardens. Truly bringing the outside in. The space benefits from a feature wood burning stove, and the double height ceiling gives way to the galleried landing above with the rear opening up via double doors into the kitchen. A perfect social space.

The kitchen, dining and family room is itself a hugely sociable space; ideal for families to relax into after school with a convivial layout and the kitchen as the feature, spreading out into the dining space and informal family room; itself opening up out into the garden.

Recently extended by the current owners it too provides a feature wood-burning stove and fabulous natural light from its dual aspect and feature glazed doors fully opening to the outside space.

The kitchen is finished with top of the range appliances, including a "BORA" ceramic hob with integrated vent, range of floor and wall-mounted cabinets, SIEMANS microwave, electric oven and grill and a recessed BOSCHE Fridge & Freezer and an integrated dishwasher.

The kitchen flows through into a large utility and boot room, with its rear door perfect for family comings and goings after long walks, with space and plumbing for a washing machine and dryer, further storage and a second sink.

Throughout the majority of these ground floor reception spaces and kitchen is a Bang & Olufson audio and visual system; creating the means for a sociable family soundtrack throughout the day and into the evening.

In addition, there is a useful cloakroom off the hallway with a w.c and wash basin.

Upstairs the galleried landing has light flooding in from periscope windows, flooding the space with light and the gallery overlooking the entrance hall and sitting rooms below.

The landing is bookended at each end by bedroom suites; each with a generous bedroom space, fitted wardrobes and an en-suite bath & shower room to the principal bedroom and en-suite shower room to the guest suite.





In-between lies three further bedrooms, one double and two singles/ study served by a well-appointed bath & shower room.

In addition, the current owners have created a useful basement games room which, subject to some further remedial work could create a superb cinema room.

Outside

Approached from the gated vehicular entrance, a drive leads down to the house with a bay, finished with decorative slate chippings, providing two allocated off-street private parking spaces for guests. A gate adjacent to the bay leads into the garden; whilst the drive continues down to the house, with two further spaces available in-front of the double garage, with space for two more cars internal and / or excellent internal storage / workshop space along with a pedestrian door back out into the garden.

The majority of the enclosed gardens wrap around the side and rear of the house facing east, south and west tracking the sun throughout the day, with plenty of space for al-fresco dining, cooking, sun-lounging and entertaining.

Accessed by no-less than five sets of French or bi-folding doors this is true indoor / outdoor lifestyle with the immediate garden near to the house predominantly paved with oversized porcelain tiles used both inside and out to enhance the seamless indoor outdoor feel.

Beautiful mature trees provide shade for hot days as well as colour and form throughout the year; with a detached "Nordic" wooden dining hut for entertaining and cooking over the winter months.

To the west side of the house is an enclosed terrace with wood chippings perfect for a children's playground or trampoline; whilst to the north, discreetly to the front of the house, is a shared communal garden dominated by a mature beech tree.

In addition, the house owns a further expanse of natural lawn, dotted with trees and shrubs leading back up the drive towards the communal gates.

Services

All main services connected. Ultrafast Broadband available by private contract. Gas fired central heating system. Bang & Olufson audio & visual system were fitted.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Directions: Post Code BS8 1AW

Viewing: Strictly by appointment with Rupert Oliver Property Agents



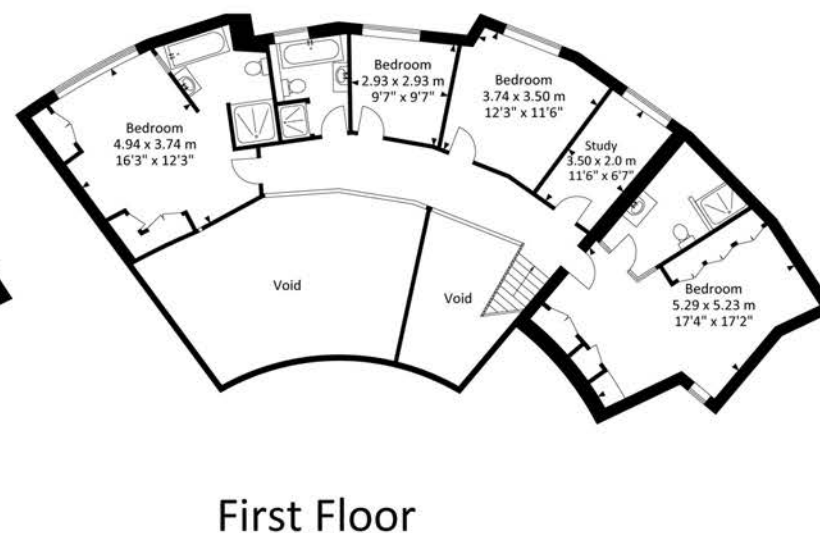
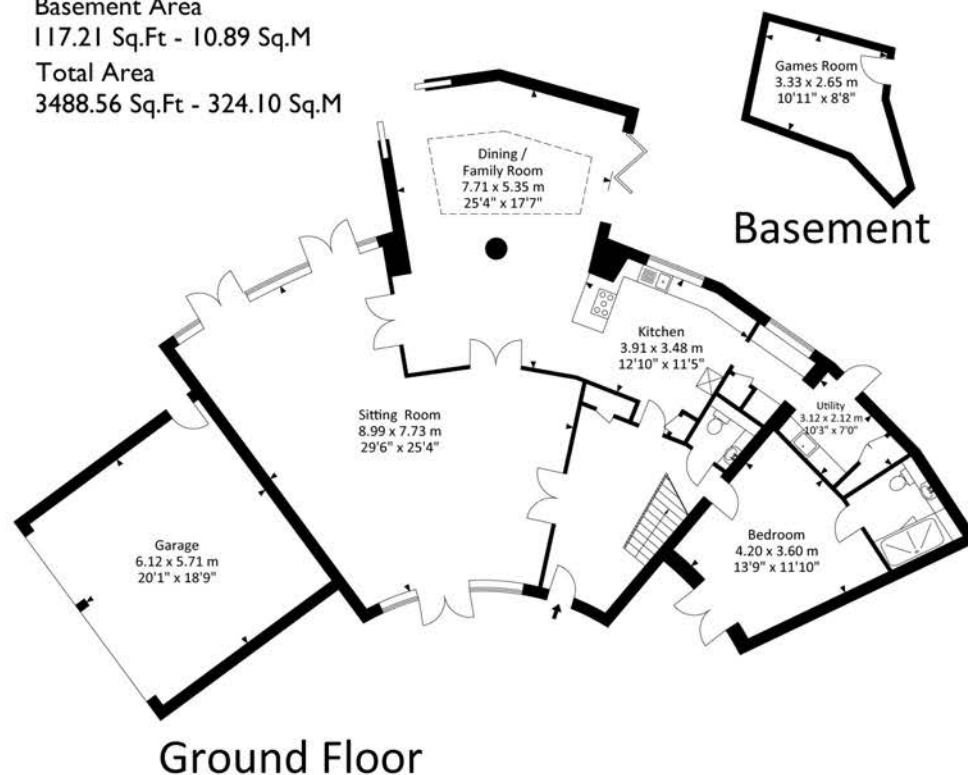
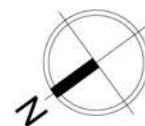
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Approx. Gross Internal Area
2995.16 Sq.Ft - 278.26 Sq.M

Garage Area
376.19 Sq.Ft - 34.95 Sq.M

Basement Area
117.21 Sq.Ft - 10.89 Sq.M

Total Area
3488.56 Sq.Ft - 324.10 Sq.M



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.