



Old Gate

26 Mariners Drive, Sneyd Park, Bristol, BS9 1QQ

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OLIVER
property agents



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An elegant and beautifully proportioned "Stride" built family home on one of Bristol's most sought-after roads; dressed in mellow Cotswold stone and set in established south-west facing gardens and grounds.

Circa 3500 sq. ft six-bedroom family home | Superb south-west facing landscaped rear garden | Deep front garden with a gated gravel drive and plenty of parking | Double garage | Full depth family kitchen and dining room opening onto the garden | Generous sitting room and a separate family room also opening onto the garden | Study | Main bedroom with an en-suite bath & shower room | Five further double bedrooms and two further bath / shower rooms | Utility room and a separate cloakroom | Side access to a boot room | Garden store | Easy access to The Downs | EPC: E

Situation

Mariners Drive is a sought-after and quiet residential road in the heart of Sneyd Park; known for its elegant detached family houses set in generous private gardens. The road is without doubt one of the principal residential addresses in the city, overlooked by the spire of St. Marys Church and within close proximity to The Downs, some 400 acres or so of open public space.

There are several state and leading private schools in the area; most notably Badminton School for Girls, Redmaids High School and St Ursula's School; with Clifton College, Clifton High School, BGS and QEH located just across The Downs.

Within an easy commute is a large Waitrose supermarket in Henleaze, several independent shops on Stoke Hill and across The Downs numerous independent retailers, bars and restaurants in Clifton village and along Whiteladies Road.

For Sale Freehold

Possibly one of the prettiest houses in Sneyd Park, Old Gate is a charming detached family home distinguished by its mellow Cotswold stone, softly standing in the middle of its enclosed and beautifully established gardens.







Long admired by locals its unique architecture blends seamlessly into the scenery, with a gated gravel drive leading up to the front and a generous landscaped private garden leading out from the rear.

Approached from Mariners Drive there is a pretty pedestrian gate and side path leading around to the front door; whilst the original pillared entrance gates give access to vehicles and off-street parking for a number of cars, in addition to the double garage.

An elegant storm porch shelters the original wooden front door, complete with stained glass detailing, opening up into the welcoming hallway.

To the side, there is separate access to a boot room (ideal for returning from wet walks or taking shopping straight into the kitchen) as well as a secured side access into the rear garden if entertaining family and friends.

Inside, the welcoming entrance hall flows seamlessly into the principal reception space, with a stripped wooden floor throughout much of it.

To the side, stairs lead to the first floor, whilst an internal side door opens into an internal lobby with access to the study as well as a separate ground floor cloakroom.

The flow of the ground floor foot-print is superb; with double doors opening directly off the entrance hall into the glorious family sitting room, with its wide bay window overlooking the rear garden and flooding the room with light. The room is finished with a contemporary wood-burning stove and has access from both ends into the dining room (via double doors) and family room respectively.

Also accessed from the entrance hall is the superb family kitchen; beautifully appointed and incredibly social it opens up to the dining room, with a triple aspect and between them spanning the full depth of the house, culminating in French doors opening out into the rear garden. A truly fabulous family space.

To the other side of the sitting room is a versatile family room. With newly replaced double glazed "crittall" style windows and French doors opening out into the garden. This presents a number of options; from family room / games room and snug to a larger "work from home" office space or studio room with views out over both the front and rear gardens.

Stairs lead up from the entrance hall to an attractive galleried landing, with views over the front drive and garden.

To the rear of the house is a sumptuous main bedroom, with an almost full wall of built-in wardrobes and glorious views from the bay window overlooking the garden. To the other side of the wall are a suite of further wardrobes flanking a "hidden" door into the generous en-suite bath & shower room.





Three further bedrooms occupy the first floor, sharing a well-appointed family bath & shower room.

From the landing, a secondary staircase leads up to the top floor with two further very generous bedrooms – a superb "children's floor"; each with fabulous south-west facing views across the garden and beyond and sharing a separate fully fitted shower room.

In addition, from bedroom six there is access to a useful loft room providing easily accessible "attic" storage.

Adjacent to the kitchen, and directly accessible from the front of the house is a useful secondary entrance into a boot room, with access to a separate pantry / larder and a fitted utility room.

Outside

The gardens at Old Gate are superb; with as much attention to detail shown to the front as to the back.

A very pretty pedestrian gate leads into the garden from Mariners Drive, whilst the pillared entrance gate further along gives access to plentiful parking. To the front is a deep lawn flanked by mature borders and trees offering a high degree of privacy.

The rear however is a true oasis; wonderfully quiet and private it catches much of the day and afternoon sun and, with its south-west orientation the evening light as well.

Two large paved terraces provide plenty of room to dine and BBQ adjacent to the house, with a deep lawn for children and families of all ages to enjoy.

Hedges border the garden to provide privacy, with mature beds planted with a variety of herbs, shrubs, roses and trees for your 'round colour and form.

The rear of the garden is covered timber gazebo, with a beech tree providing additional shade, as well as a vine-clad arbour for lazy summer lunches in the shade.

Services: Gas fired central heating, Mains water, drains and electricity. Full Fibre broadband available by contract with supplier.

Local Authority: Bristol City Council: Tel: 0117 922 2000
Council Tax: Band H

Directions: Post Code BS9 1QQ

Viewing: Strictly by appointment with Rupert Oliver Property Agents



Mariners Drive, Stoke Bishop, Bristol BS9 1QQ

Approx. Gross Internal Area

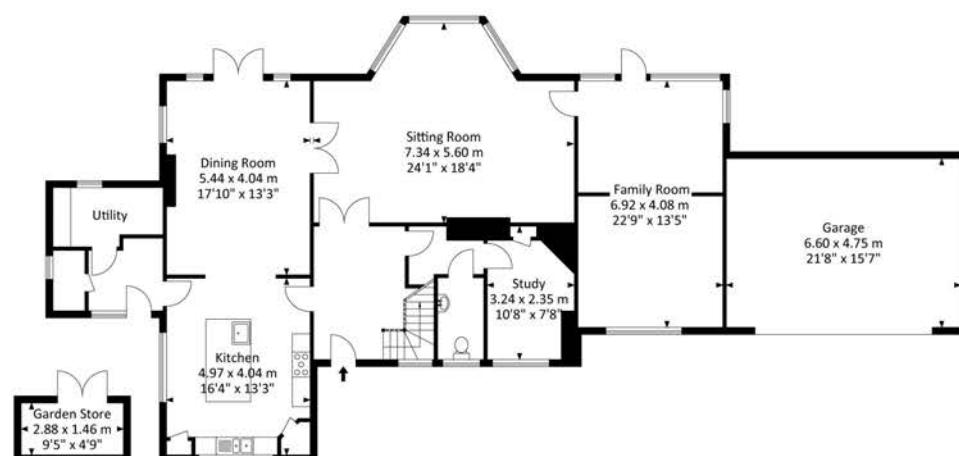
3466.8 Sq.Ft - 322 Sq.M

Garage / Garden Store

382.7 Sq.Ft - 35.6 Sq.M

Total Area

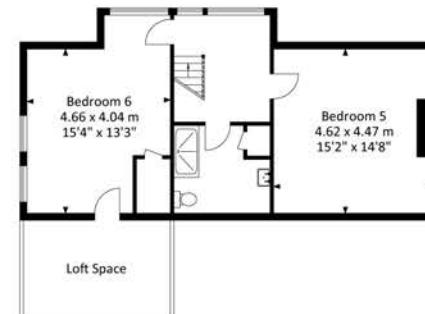
3849.5 Sq.Ft - 357.6 Sq.M



Ground Floor

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.



Second Floor



First Floor