



9 Raynham Road

Stoke, Plymouth, PL3 4EU

Guide Price £800,000



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RAYNHAM ROAD, STOKE, PLYMOUTH, PL3 4EU

AREA

This stunning Victorian villa is situated within a highly sought after Conservation Area in Stoke and walking distance of Victoria Park and the local amenities of Stoke Village. Local facilities with easy reach are Central Park, The Life Centre and the city centre. Excellent nearby schools include Devonport High School for Boys and Devonport High School for Girls.

SUMMARY

A beautifully presented Victorian semi detached villa in Stoke which offers spacious accommodation over three floors and an electric gated block paved driveway with car charger. Oozing charm and class throughout as the grand hallway welcomes you into this stunning home. Offering flexible accommodation with 5 receptions, 5 bedrooms, cloakroom, kitchen, utility, shower room, dressing room and a family bathroom will appeal to multi generational living. The gardens run on three sides to the rear offering plenty of places to entertain in.

ACCOMMODATION

Entrance via a wooden door with obscured glazed panels opens up into the vestibule.

PORCH

7'9" x 6'0" (2.37 x 1.85)

uPVC double-glazed window to the rear. Mosaic tiled floor. Wooden door with glass panels opens up into the entrance hall.

ENTRANCE HALL

14'4" x 13'8" (4.37 x 4.19)

A grand hallway with curved staircase leads up to a galleried landing. Wood herringbone style flooring. Ornate covings. Doors leading off through to the sitting room, dining room, family room & a further door to the inner hallway.

SITTING ROOM

15'0" x 17'7" (4.58 x 5.36)

Feature fireplace with wooden mantle & surround, cast iron inset & open grate. Exposed wooden floor boards. Twin sash style double-glazed windows to the front with fitted shutters to the lower half on both sides. Covings. Ceiling rose. Picture rail. Twin sliding wooden doors open up into the dining room.

DINING ROOM

14'0" x 13'10" (4.28 x 4.24)

Exposed wooden floor boards. uPVC double-glazed window to the rear with fitted shutters. Picture rail. Covings. Ceiling rose. Twin storage units to both chimney breast recesses with book shelving above.

FAMILY ROOM

16'7" x 14'4" (5.08 x 4.39)

Feature fireplace with wooden mantle & surround with wood burner inset.

Double-glazed sash style windows to the bay & front with shutters fitted on the lower section. Picture rail. Covings. Ceiling rose.

INNER HALLWAY

14'8" x 5'0" (4.48 x 1.53)

Herringbone style wood flooring. uPVC double-glazed door out to the side. Doors leading off through to the wc, games room & further family room. uPVC double-glazed to the side.

CLOAKROOM

7'11" x 5'0" (2.43 x 1.54)

Matching suite of close coupled wc & pedestal wash hand basin. Tiled walls to dado height. uPVC double-glazed window to the side with deep sil. Tiled floor.

GAMES ROOM

9'0" x 7'3" (2.76 x 2.22)

Twin fitted storage cupboards. uPVC double-glazed window to the side.

FAMILY ROOM/STUDY

14'5" x 11'4" (4.41 x 3.46)

uPVC double-glazed window to the side. Tiled effect laminate flooring. Door to inner hallway. Step up into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

16'0" x 25'0" (4.88 x 7.63)

A beautiful room with lantern glazed lantern ceiling, matching base & wall mounted units to include inset range cooker with extractor hood over and dishwasher. Attractive work surfaces have inset 1.5 bowl stainless sink unit. Antique mirrored style splash-back. uPVC double-glazed window to the roof. Ceiling spotlights. Wall mounted air con unit. uPVC double-glazed door opens up out to the rear garden. Tiled floor.

INNER HALL

7'11" x 2'9" (2.42 x 0.84)

Staircase leading up to the first & second floor. Walk-in larder storage cupboard.

WALK-IN LARDER

3'1" x 3'10" (0.94 x 1.17)

Tiled floor. Shelves to one wall. High level uPVC double-glazed window. Doorway opening up into the utility area.

UTILITY AREA

3'9" x 4'1" (1.16 x 1.27)

Worcester boiler. Plumbing for a washing machine with an option of a tumble-dryer standing above.

FIRST FLOOR LANDING

A lovely galleried landing with doors leading off to the bedrooms, bathroom, shower room and dressing room.

Tel: 01752 664125

BEDROOM ONE

16'9" x 14'8" (5.13 x 4.48)

Wooden double-glazed windows to the front with fitted shutters. Picture rail.

BEDROOM TWO

17'9" x 13'0" (5.43 x 3.98)

Fitted wardrobes running along one wall with hanging rail & shelving. Two wooden sash style double-glazed windows to the front.

BEDROOM THREE

14'9" x 15'3" (4.5 x 4.65)

Picture rail. uPVC double-glazed window to the rear.

BATHROOM

10'5" x 8'7" (3.18 x 2.62)

Matching suite of twin shower cubical with dual shower heads both rainfall & handheld. Bath with central taps. Wash hand basin inset into vanity storage cupboards below. Close coupled wc. 2 obscured uPVC double-glazed windows to the side. Tiled walls. Tiled floor. Chrome heated towel rail. Ceiling spotlights.

SHOWER ROOM

10'5" x 7'7" (3.19 x 2.33)

Matching suite of twin shower cubical with twin shower heads both rainfall & handheld. Wash hand basin inset into high gloss vanity storage cupboards below. Close coupled wc. Wall mounted mirror. Tiled walls. Wood effect vinyl flooring. Chrome heated towel rail. Obscured uPVC double-glazed window to the side. Ceiling spotlights.

DRESSING ROOM

12'10" x 8'7" (3.92 x 2.62)

uPVC double-glazed window to the side with fitted shutter. Fitted wardrobes & high gloss chest of drawers.

INNER HALL

A uPVC double-glazed window to the side. Staircase rising up to the second floor landing.

SECOND FLOOR LANDING

uPVC double-glazed window to the side. Access hatch to roof void. Doors leading off to bedroom 4 & 5.

BEDROOM FOUR

uPVC double-glazed window to the side.

BEDROOM FIVE

14'7" x 7'7" (4.47 x 2.32)

uPVC double-glazed window to the side.

OUTSIDE

The property is approached via a gated access to a block paved driveway with electric charging point. A wrought iron pedestrian gate gives access to a path leading to the front door.

GARDEN

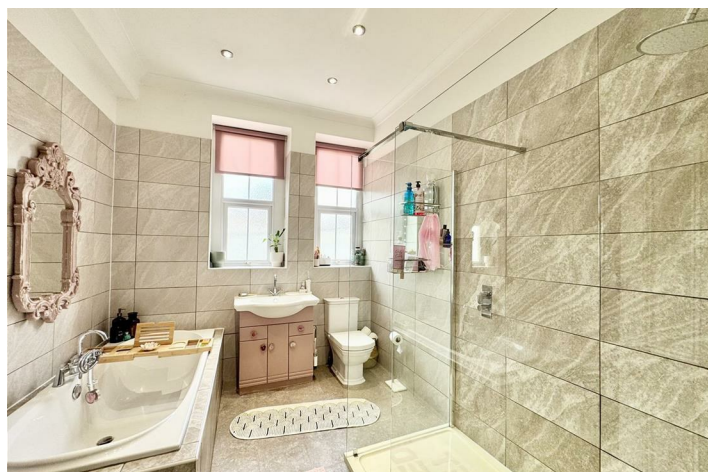
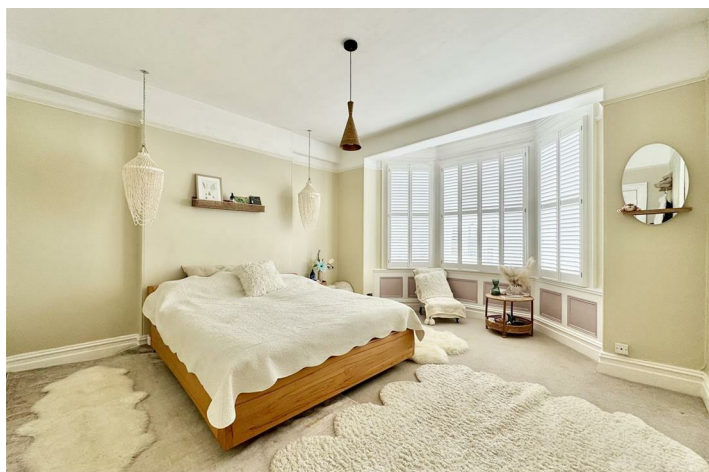
To the rear an enclosed garden which consists of a couple seating areas. To the side a paved seating area with courtesy wooden gate giving access out to the front. Wooden shed. The path runs alongside the property to the second seating area with a curved lower flower bed to one side. The path continues around the property where there is a couple of other seating areas providing lovely spaces to entertain in. A couple of steps lead up to the main lawn which has a stone wall boundary & further paved patio to one corner.

COUNCIL TAX

Plymouth City Council
Council Tax Band: F

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



Road Map



Hybrid Map



Terrain Map



Floor Plan

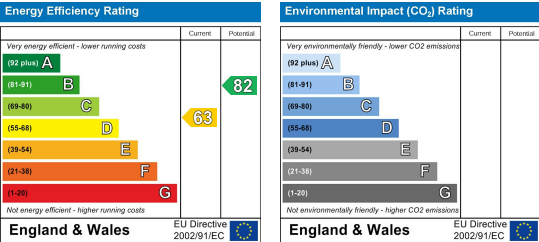


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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