



26 Druid Road, Stoke Bishop

Guide Price £1,600,000

**RICHARD
HARDING**



26 Druid Road, Stoke Bishop, Bristol, BS9 1LH

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An impressive and spacious (2,400 sq. ft.) 5 double bedroom, 3 reception, mid 1930's detached family house with generous gardens to front and rear, plenty of off-street parking and an integral garage.

- A charming and welcoming home with traditional character, not sold for 43 years.
- Comfortable and well-maintained accommodation with further scope to alter to suit ones own requirements in the fullness of time.
- In a sought after and prestigious location on a peaceful cul-de-sac within walking distance of Sneyd Park Nature Reserve and the Downs, offering vast green open spaces to explore.
- Excellent transport links both in and out of Bristol either by bus, car or Sea Mills train station, providing a direct link to Clifton, Redland and Bristol Temple Meads.
- **Ground Floor:** reception hall, sitting room, family/dining room, conservatory, study, kitchen/breakfast room, cloakroom/wc.
- **First Floor:** landing, bedrooms 1 to 5, family bath/shower room and separate wc.
- **Outside:** driveway parking for three cars in front of an integral garage, delightful gardens to the front (circa 55ft x 43ft [inclusive of driveway parking area]) and also to the rear (circa 70ft [including extensions] x 60ft).





GROUND FLOOR

APPROACH: from the pavement follow the pathway through the front garden up to the covered front door which opens into:-

RECEPTION HALL: ceiling coving, oak wall panelling, plate rack and dado rail, cast iron radiator, doors lead off to the reception rooms, kitchen/breakfast room and cloakroom/wc. Staircase rises to first floor landing.

SITTING ROOM: (front) (20'10" x 13'9") (6.36m x 4.18m) ceiling coving and picture rail, upvc double glazed windows with leaded upper panes set in wide bay to front elevation. Fireplace with stone surround, hearth and sill and inset coal effect gas fire. Two radiators.

FAMILY/DINING ROOM: (rear) (17'0" x 13'9") (5.17m x 4.20m) ceiling coving, picture rail, upvc double glazed window to side elevation with leaded upper panes, two radiators. Glazed double doors open into:-

CONSERVATORY: (12'0" x 11'6") (3.67m x 3.50m) large conservatory with low level walls, upvc double glazed windows and door leading off to patio and so to the rear garden.

STUDY: (13'0" x 9'8") (3.95m x 2.95m) ceiling coving and picture rail, bay window with upvc double glazed windows with leaded upper panes, radiator.

KITCHEN/BREAKFAST ROOM: (21'0" x 16'5") (6.40m x 5.01m) good range of base and wall mounted units with rolled edged worksurfaces and mosaic tiled splashbacks, built-in Neff double oven and Neff gas hob with extractor hood above, built-in Neff dishwasher, stainless steel sink unit with drainer and mixer tap, further secondary similar sink and tap arrangement with plumbing for washing machine and space for dryer, space for fridge/freezer, wall mounted Vaillant gas boiler, two radiators, upvc double glazed windows to rear elevation and upvc double glazed doors lead onto the patio and so to the rear garden. Ceiling downlighters.

CLOAKROOM/WC: upvc double glazed window to side elevation, pedestal wash hand basin with tiled splashback, low level wc, electric heated towel rail.



FIRST FLOOR

LANDING: from the ground floor, staircase with wall panelling to dado rail, rises to the first floor landing via attractive original oriel leaded light window which provides plenty of natural daylight to the landing and stairwell. Doors lead off the landing to all bedrooms, bathroom and separate wc. Double doors to Airing Cupboard with large hot water tank. Radiator. Ceiling loft hatch provides access to a generous loft space which is mainly boarded and has light.

BEDROOM 1: (front) (20'10" x 13'9") (6.36m x 4.20m) picture rail, upvc double glazed windows with leaded upper panes to front elevation set in wide bay. Extensive range of built-in wardrobes, cupboards and drawers. Radiator.

BEDROOM 2: (rear) (13'9" x 13'8") (4.20m x 4.17m) picture rail, upvc double glazed windows to rear elevation with leaded upper panes, shower cubicle with Mira electric shower unit, pedestal wash basin with tiled splashback, radiator.

BEDROOM 3: (front) (13'3" x 10'9") (4.03m x 3.27m) upvc double glazed windows to front elevation, radiator, picture rail.

BEDROOM 4: (front) (16'0" x 10'3") (4.87m x 3.13m) upvc double glazed window to front elevation, picture rail, radiator.

BEDROOM 5: (rear) (10'8" x 10'4") (3.24m x 3.15m) upvc double glazed windows to rear elevation, radiator, picture rail.

BATH/SHOWER ROOM: white suite comprising panelled bath and pedestal wash hand basin, large shower unit with mains fed shower, extensive wall tiling and tiled floor, upvc double glazed window to rear elevation, heated towel rail.

SEPARATE WC: white low level wc, upvc double glazed window to front elevation.



OUTSIDE

INTEGRAL GARAGE: (circa 16'1" x 10'0" maximum internal width) (4.90m x 3.06m) up and over door, power and light. Low level tap.

FRONT GARDEN: (circa 55ft wide x circa 43ft deep including parking driveway) (16.76m x 13.11m) mainly laid to lawn with central circular rose bed, deep side flower beds with numerous shrubs, bushes and trees, laurel hedge to front, fenced boundaries. Within the front garden is a **driveway providing parking** for approximately three cars in front of the integral garage.

REAR GARDEN: (circa 70ft from rear of main section of the house [including extensions] x circa 60ft) (21.34m x 18.29m) mainly laid to lawn with deep flower beds with a plethora of shrubs, flowering plants, bushes and trees, fenced boundaries, raised sitting out patio area close to the house to enjoy the later afternoon sunshine. Garden shed and small low level undercroft storage beneath conservatory.

N.B. A total of **15** solar panels were installed by the vendors in **2022** on 2 roof planes of the house.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is **Freehold**. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



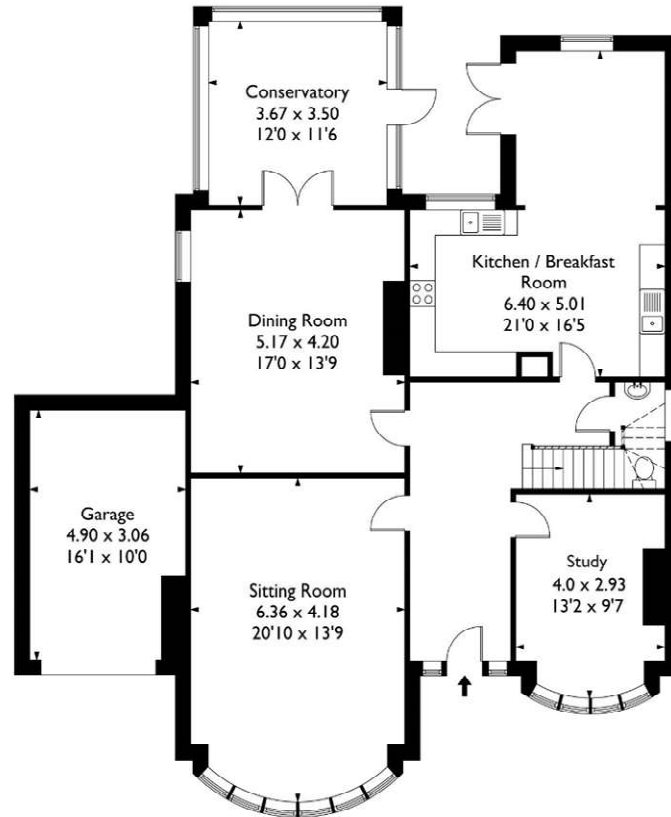


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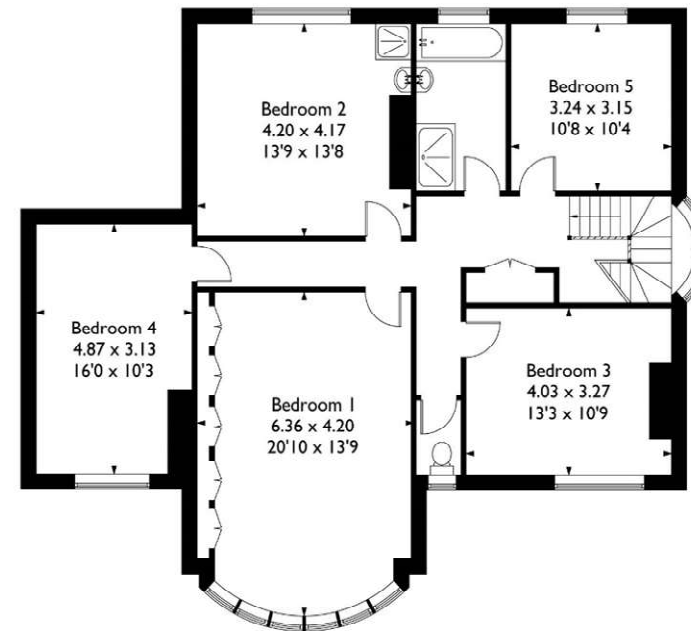
Approximate Gross Internal Area 224.8 sq m / 2420 sq ft

Garage Area 15.0 sq m / 161.4 sq ft

Total Area 239.8 sq m / 2581.4 sq ft



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.