



62 Stoke Hill, Stoke Bishop
Guide Price Range £850,000 - £885,000

RICHARD
HARDING



62 Stoke Hill,

Stoke Bishop, Bristol, BS9 1ER

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A stylishly presented and extended, 4 double bedroom, 3 reception room, 1930's period semi-detached three-storey family home, situated in an immensely desirable location just a short stroll of local schools and shops, with impressive ground floor living accommodation and stylish kitchen/breakfast room plus lawned gardens.

Key Features

- Presented to a high standard throughout this property has undergone much improvement in recent years including new kitchen/breakfast room with quartz worktops and integrated appliances.
- Superb location for families within the AFP for Stoke Bishop CofE Primary School and Elmlea Junior School catchments and nearby shops and amenities of Stoke Hill, whilst within easy reach of the Downs, Stoke Lane/Westbury Village and the city centre.
- **Ground Floor:** spacious central entrance hallway with useful understairs storage cupboard, cloakroom/wc, utility room, bay fronted sitting room with pretty fireplace and multi-paned double doors opening into the dining room, separate living room, kitchen/breakfast room with double doors opening to the rear garden.
- **First Floor:** large light filled landing, three double bedrooms (one with Juliet balcony), family bath/shower room.
- **Second Floor:** landing, double bedroom with en-suite bathroom.
- **Outside:** lawned garden sections wrap around the rear and side of the property as well as a decked terrace to the front of the house providing a welcome seating area to enjoy the last of the summer sunshine.
- **Double glazed windows throughout and gas central heating.**





GROUND FLOOR

APPROACH: via steps leading up from pavement level where there is a garden gate accessing front and side gardens to the property where a landscaped reclaimed brick pathway meanders up to a covered entrance and main front door. Solid wood panelled front door with stained glass panel, opening to:-

RECEPTION HALL: (15'1" x 6'11") (4.60m x 2.11m) a welcoming central entrance hallway with period staircase rising to first floor landing, understairs storage cupboard, radiator, a pair of leaded light windows to the front elevation, raised height storage cupboards, moulded skirtings, coved ceiling, two ceiling light points. Stripped pine panelled doors with moulded architraves, opening to:-

UTILITY ROOM: (11'4" x 4'11") (3.46m x 1.50m) windows with leaded light overlights to the front elevation. Shaker style base and eye level cabinets and drawers, roll edged marble effect worktop surfaces, space and plumbing for washing machine, space for tumble dryer, ceiling light point.

SITTING ROOM: (front) (16'8" max into bay x 12'11" max into chimney recess) (5.07m x 3.93m) wide bay window to front elevation comprising hardwood double glazed windows with leaded light overlights, coved ceiling, attractive cast iron fireplace with decorative tiled slips and ornately carved wooden mantelpiece, fitted shelving to either side of the chimney breast with base level cabinets, moulded skirtings, radiator, two wall light points, ceiling light point. Part multi-paned double doors opening to:-

DINING ROOM: (12'11" x 11'9") (3.93m x 3.57m) attractive exposed brick chimney breast with inset woodburning stove set upon a tiled hearth, recesses to either side of the chimney breast, moulded skirtings, two ceiling light points, vertical style column radiator. Hardwood double glazed bi-folding doors overlooking and opening externally to the rear garden. Pocket door giving access to:-

LIVING ROOM: (12'1" x 8'4") (3.67m x 2.57m) hardwood double glazed window overlooking the rear garden, parquet flooring, moulded skirtings, Victorian style radiator, ceiling light point, two wall light points. Feature stripped wood acoustic wall. Walkway through to:-

KITCHEN/BREAKFAST ROOM: (15'8" x 11'11") (4.77m x 3.64m) comprehensively fitted with an array of Shaker style base and eye level units combining drawers and cabinets. Slimline roll edged quartz worktops with matching upstands. Undermount Belfast style sink with swan neck mixer tap over. Integral Bosch appliances including electric double oven, tall fridge/freezer and 4 ring induction hob. Additional integrated appliances including dishwasher, wine cooler and extractor. Breakfast bar, a continuation of the parquet flooring, three ceiling light points, hardwood double glazed window to the side elevation, concealed wall mounted Worcester Bosch gas fired combination boiler, wall mounted digital thermostat control for underfloor heating, inset ceiling downlights. Hardwood double glazed double doors overlooking and opening externally to the rear garden.

CLOAKROOM/WC: low level dual flush wc, wall mounted wash hand basin with mixer tap and cupboard below, moulded skirtings, recessed LED lighting.

FIRST FLOOR

LANDING: a wonderful light filled spacious landing (formerly a landing and a small single bedroom) giving the property a real sense of space and providing a useful study/reading area, attractive bay window to front, further natural light provided by the Velux skylight window above the staircase which rises to the second floor. Moulded skirtings, radiator and ceiling light point. Stripped pine panelled doors with moulded architraves, opening to:-

BEDROOM 1: (20'9" x 11'9") (6.32m x 3.49m) a large triple aspect bedroom with hardwood double glazed windows to front and rear elevations. Hardwood double glazed double doors to the side elevation opening onto a Juliet balcony with attractive elevated views. Solid oak flooring, moulded skirtings, inset ceiling downlights. Mezzanine loft area providing useful storage space.

BEDROOM 2: (17'0" max into bay x 12'6" max into chimney recess) (5.19m x 3.82m) wide bay window to front elevation comprising hardwood double glazed windows with leaded light overlights, moulded skirtings, picture rail, coved ceiling, chimney breast with recesses to either side, radiator.

BEDROOM 3: (12'8" x 11'8" max into chimney recess) (3.85m x 3.55m) hardwood double glazed windows to the rear elevation with leaded light overlights, chimney breast with recesses to either side, moulded skirtings, picture rail, coved ceiling, radiator, ceiling light point.

FAMILY BATH/SHOWER ROOM/WC: (8'7" x 8'5") (2.62m x 2.57m) white suite comprising double ended panelled bath with central wall mounted mixer tap, walk-in shower with dual headed system fed shower, low level dual flush wc, wash stand with circular wash hand basin and mixer tap plus shelving below, heated towel rail/radiator, pretty stained glass window to rear, tiled flooring and partially tiled walls, ceiling light point.



SECOND FLOOR

LANDING: landing area with Velux window providing natural light down through the landing and stairwell and folding door access to bedroom 4/loft room.

BEDROOM 4/LOFT ROOM: (18'1" max to dormer window and taken below sloping ceilings x 11'4" max into chimney recess/13'5" max) (5.50m x 3.45m/4.10m) a quirky and individual converted bedroom with large dormer picture windows to rear offering a fabulous view over the rooftops of Stoke Bishop, Velux skylight windows to front, built-in shelving to chimney recesses and low level door accessing:-

En-Suite Bathroom/WC: double ended bath with tiled splashbacks, low level wc with concealed cistern, wall mounted wash hand basin and Velux skylight window.

OUTSIDE

GARDENS: the property occupies an elevated position and has beautiful gardens to the front, side and rear of the property. At the rear there is a lawned garden with various shrubs and hedgerows, decked seating area accessed directly from the kitchen/breakfast room and dining room. The side garden is also mainly laid to lawn. The garden wraps around to the front of the property where there is a pathway leading up to the front door and a decked terrace enjoying the last of the day's sunshine. Hedgerow to front provides privacy from Stoke Hill.

CELLAR UNDERCROFT STORAGE: there are useful low level undercroft storage spaces accessed from the side gardens beneath the extended section of the property.

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: F

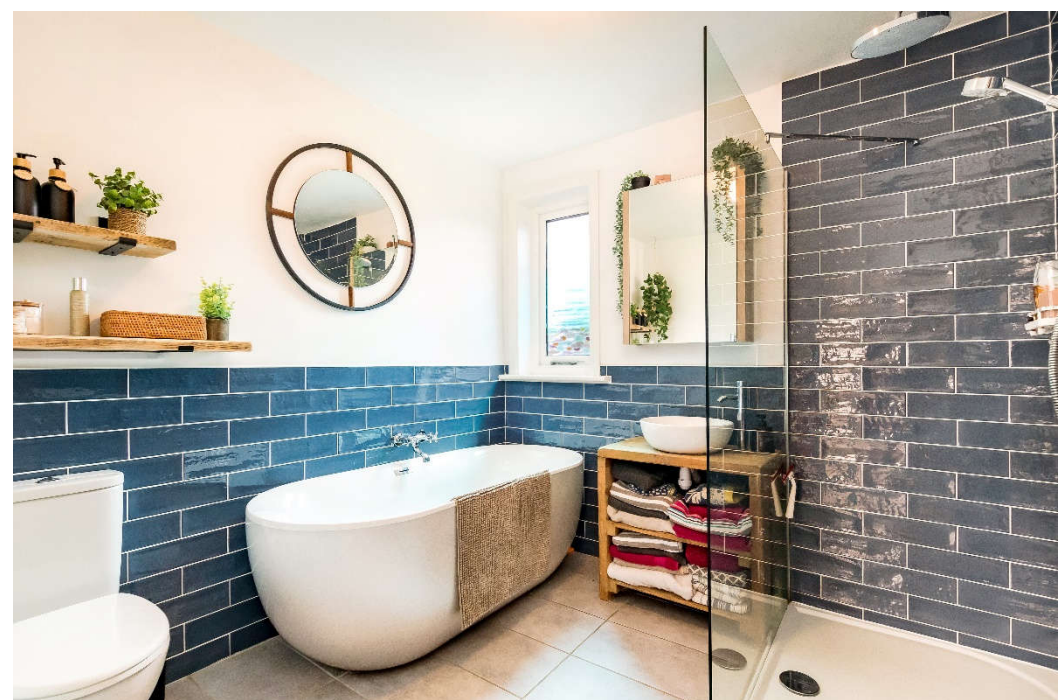
PLEASE NOTE:

- 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		
69-80	C	69 C	80 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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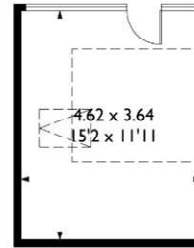
Approximate Gross Internal Area = 204.26 sq m / 2198.63 sq ft

Cellar Storage Area = 10.90 sq m / 117.32 sq ft

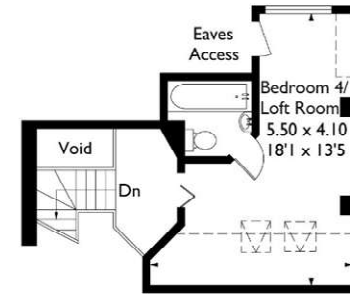
Total Area = 215.16 sq m / 2315.95 sq ft



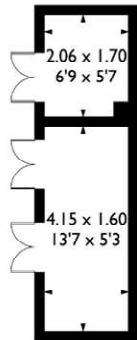
 = Reduced headroom below 1.5m / 5'0"



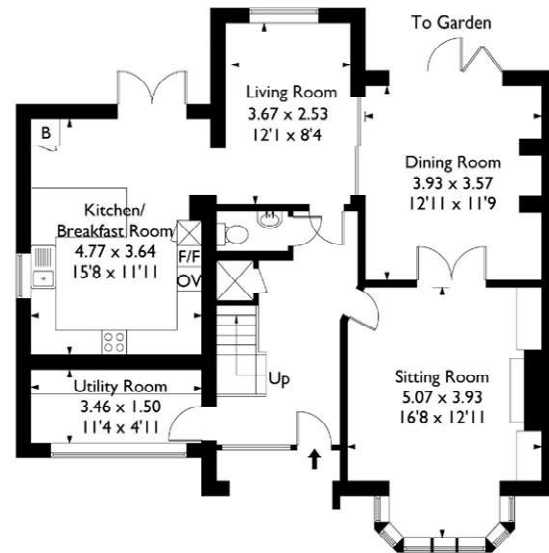
Mezzanine Above Bedroom 1



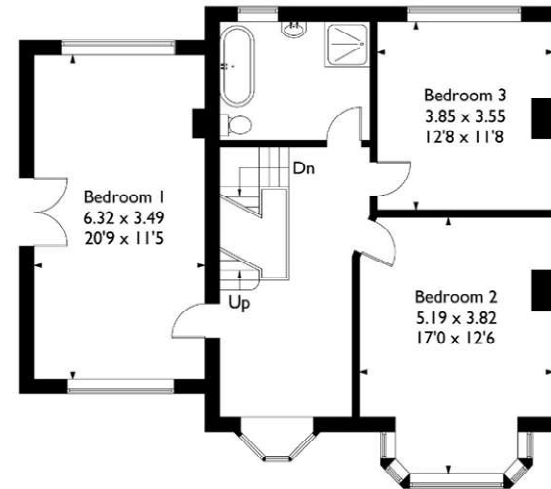
Second Floor



External Cellar/Storage
(Reduced Height)
(Not Shown In Actual
Location/Orientation)



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.