



5 Druid Stoke Avenue, Stoke Bishop  
Guide Price £2,650,000

RICHARD  
HARDING



# 5 Druid Stoke Avenue,

Stoke Bishop, Bristol, BS9 1DB

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**One of the finest homes in Stoke Bishop - this impressive 6 bedroom detached period residence enjoys a spectacular 43ft x 27ft kitchen extension, off road parking for multiple cars and a breathtaking 150ft level south facing garden.**

## Key Features

- Immaculately presented throughout with uncompromising accommodation including a jaw dropping architectural extension created by Moon Design & Build, a highly regarded architectural and high end building practice.
- Enjoyed by the current owners for 35 years, this much loved period home has been updated and maintained to exacting standards.
- Conveniently located for families in the heart of Stoke Bishop within a short stroll of the local shops of Stoke Hill, Shirehampton Road and Stoke Lane, whilst also being convenient for bus connections to central areas, and the green open spaces of Durdham Downs, Canford Park and Blaise Castle Estate.
- An abundance of versatile space (over 5,000 sq. ft.) with an incredible lateral ground floor space of a scale rarely seen in Bristol homes.
- Outside: exceptional private south facing garden (150ft x 40ft min/70ft max) with an outbuilding/garden room with adjoining garden kitchen and wet room, tandem double length single garage and to the front of the property there is a gated in and out driveway providing off road parking for multiple vehicles.
- A truly spectacular home of exceptional quality.

## GROUND FLOOR

**APPROACH:** via remote controlled electronic gates providing access to the in/out block paved driveway affording off road parking for multiple cars. The driveway leads up to the door accessing the entrance porch.

**ENTRANCE PORCH:** a granite tiled floor with inset floormat and the original period front door with inset stained glass accessing the:-

**RECEPTION HALLWAY:** (24'9" max into bay x 16'8" max into chimney recess) (7.54m x 5.08m) an incredibly welcoming and impressive reception hallway with high ceilings, ceiling coving, original parquet wood flooring, feature fireplace with marble surround, double glazed windows to front, staircase rising to first floor landing with understairs storage and cloakroom/wc. Double doors accessing the through drawing room and further door accessing the spectacular extended kitchen/dining/living space.





**THROUGH DRAWING ROOM: (40'6" x 17'6" max into chimney recess) (12.34m x 5.33m)** originally two separate reception rooms this wonderful through reception room has dual aspect double glazed windows to front and side, high ceilings with ceiling cornicing and inset spotlights, radiators concealed behind decorative covers, feature fireplace with gas coal effect fire, feature arched French doors with glazed panels either side accessing the breathtaking kitchen/dining/living area.

**KITCHEN/DINING/LIVING AREA: (43'0" x 27'0" max) (13.11m x 8.23m)** designed and constructed by Moon Design & Build, a highly regarded Bristol architectural and bespoke building practice, this breathtaking space enjoys an abundance of natural light provided by large glazed rooflight panels and impressive sliding doors on the south side spanning almost the entire width of the room and enjoying a completely private outlook over the gorgeous rear garden. This open plan living space has been designed to include a modern fitted kitchen with gloss white handle-less doors with white composite worktop over and inset double bowl ceramic sink with waste disposal. Integrated Miele appliances including two eye level ovens, a dishwasher, an induction hob, a microwave combination oven with heated plate drawer, fridge/freezer and wine fridge. Large central island with overhanging breakfast bar providing ample seating, perfect for family living and entertaining. Further sliding doors to side overlooking an ornamental Japanese garden with mature acer and other structural planting in the raised flower borders. Ample space for 10+ seater dining table and chairs. Generous living area with raised plinth where there is a floating oak tv drawered cabinet and a contemporary wood burning stove with recess beside for log storage. Tiled flooring with underfloor heating. Built-in sideboard units with sliding pocket doors concealing a recessed study area with built-in desk. Leading off the kitchen/dining area there is a connecting hallway with recessed built-in cloaks storage and concealed radiator, leading through to the main reception hallway and further recessed landing with doors accessing the utility room and access out onto the driveway and garaging.

**UTILITY ROOM: (10'5" x 7'8") (3.18m x 2.34m)** a range of base and eye level units with gloss white handle-less doors with grey worktop over and inset ceramic sink and drainer unit. Ample appliance space and plumbing for washing machine, dryer, fridge and freezer. Tiled floor, radiator, window to side, inset spotlights, sliding pocket door accessing a ground floor shower room/wc.

**SHOWER ROOM/WC: (9'8" x 3'10") (2.95m x 1.17m)** white suite comprising an oversized shower enclosure with dual headed system fed shower, low level wc, wall mounted wash basin with storage drawer beneath, tiled walls, tiled floor, chrome effect heated towel rail, window to side.

**CLOAKROOM/WC:** low level wc, corner wash hand basin with storage cabinet beneath, window to side, radiator, extractor fan, door accessing recessed understairs storage cupboard.

## FIRST FLOOR

**LANDING:** a spacious central landing with doors off to the principal bedroom suite, bedroom 2, bedroom 3 and family bathroom. Staircase rises to the second floor with an understairs storage cupboard, further built-in airing cupboard housing the lagged hot water tank and slatted shelving.

**BEDROOM 1: (front) (17'0" x 12'10") (5.18m x 3.91m)** a principal double bedroom to the front of the property with high ceilings, ceiling cornicing, period fireplace, radiator, double glazed windows to front, arched wall opening connecting through to:-

**Dressing Room: (12'2" x 8'8") (3.71m x 2.64m)** built-in wardrobes, radiator, double glazed windows to front, high ceilings with ceiling coving, inset spotlights. Door accessing:-

**En-Suite Bathroom/wc: (12'5" x 7'6") (3.78m x 2.29m)** a good sized en-suite bathroom with a white suite comprising panelled bath with marble tiled surrounds, low level wc, wash hand basin set into a stand with mirror over, radiator, tiled floor, high ceilings with ceiling coving, inset spotlights, double glazed window to side.

**BEDROOM 2: (18'0" x 16'1" inclusive of wardrobes) (5.49m x 4.90m)** a large double bedroom with dual aspect windows to rear and side, high ceilings with ceiling cornicing, built-in wardrobes, radiator, door accessing:-

**En-Suite Bath/Shower Room/wc: (14'4" x 6'0") (4.37m x 1.83m)** white suite comprising panelled bath, shower enclosure with system fed dual headed shower, low level wc, wash hand basin with storage drawers beneath and mirrored cabinet over, chrome effect heated towel rail, double glazed window to side.

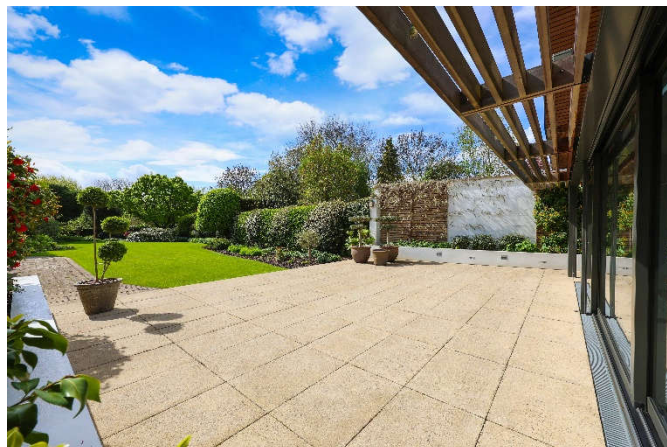
**BEDROOM 3: (rear) (13'5" x 10'2") (4.09m x 3.10m)** a double bedroom with double glazed windows to rear. Generous recessed storage cupboards, one of which houses the Vaillant gas central heating boiler.

**FAMILY BATHROOM/WC: (10'3" x 8'5" max) (3.12m x 2.57m)** white suite comprising panelled bath, low level wc and wash hand basin, part marble tiled walls, ceiling coving, shaver point, radiator, double glazed window to side.

## SECOND FLOOR

**LANDING:** a central landing with doors off to bedroom 4, bedroom 5, bedroom 6, an attic storage/hobby room and shower room/wc.





**BEDROOM 4:** (front) (16'9" max and taken below sloped ceilings x 14'1") (5.11m x 4.29m) two dormers, one to front and one to side, with double glazed windows. High ceilings, picture rail, radiator.

**BEDROOM 5:** (front) (13'8" x 12'4" max taken below sloped ceilings) (4.17m x 3.76m) a dormer to front comprising double glazed windows, radiator.

**BEDROOM 6:** (rear) (14'1" x 10'8" max taken below sloped ceilings) (4.29m x 3.25m) dormer window to rear comprising double glazed windows.

**ATTIC STORAGE/HOBBY ROOM:** (18'0" max x 10'4" max taken below sloped ceilings) (5.49m x 3.15m) an attic room with angled ceilings, perfect for a child's bedroom or playroom or just as useful storage space.

**SHOWER ROOM/WC:** white suite with corner shower enclosure with system fed dual headed shower, low level wc, wash hand basin with storage cabinet beneath and mirrored cabinet over, part tiled walls, radiator, double glazed window to side.

## OUTSIDE

**OFF ROAD PARKING & FRONT GARDEN:** the property enjoys a generous frontage with electronically gated in/out driveway providing ample off road parking. Arched border containing ornamental box hedging. The driveway continues up the left hand side of the property towards the garage.

**TANDEM GARAGE:** a double length garage with pitched roof, power and light.

**REAR GARDEN:** (approx. 150ft x 40ft closest to the property widening to 70ft max) (45.72m x 12.19m/21.34m) an outstanding south facing private level rear garden offering the scale and orientation rarely found in central parts of Bristol, with a level lawn and rich flower borders containing a vast array of shrubs, plants and trees. There is an oak tree towards the bottom of the garden, a large stone paved seating area closest to the kitchen/dining room, framed with white rendered walls with raised borders containing plant life, outdoor lighting and power. Outbuilding: includes a garden room (approx. 22ft x 9ft) (6.71m x 2.74m) with a built-in bar and tiled flooring, perfect for outdoor entertaining with double doors leading out onto a veranda. There is an adjoining garden kitchen and cloakroom/wc. These spaces could also make an ideal workspace from home.

## 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: H

## 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		71 C
55-68	D	56 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.**





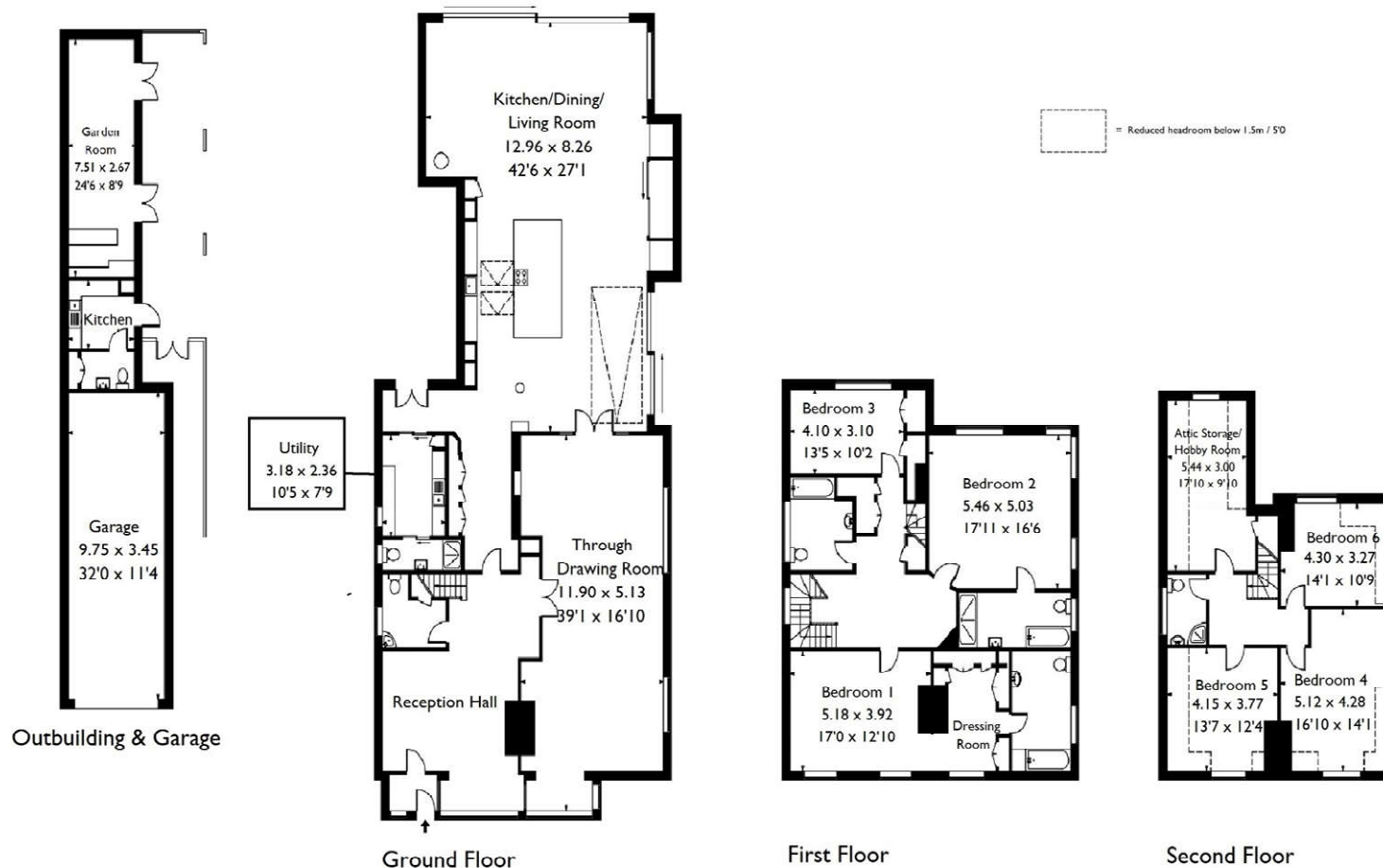
# Druid Stoke Avenue, Stoke Bishop, Bristol, BS9 1DB

Approximate Gross Internal Area 429.70 sq m / 4625.40 sq ft

Outbuilding Area 28.70 sq m / 309.20 sq ft

Garage Area 33.60 sq m / 362.10 sq ft

Total Area 492.0 sq m / 5296.7 sq ft



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.