



18 Druid Road, Stoke Bishop

Guide Price Range £1,750,000 - £1,850,000

RICHARD  
HARDING







# 18 Druid Road,

Stoke Bishop, Bristol, BS9 1LH

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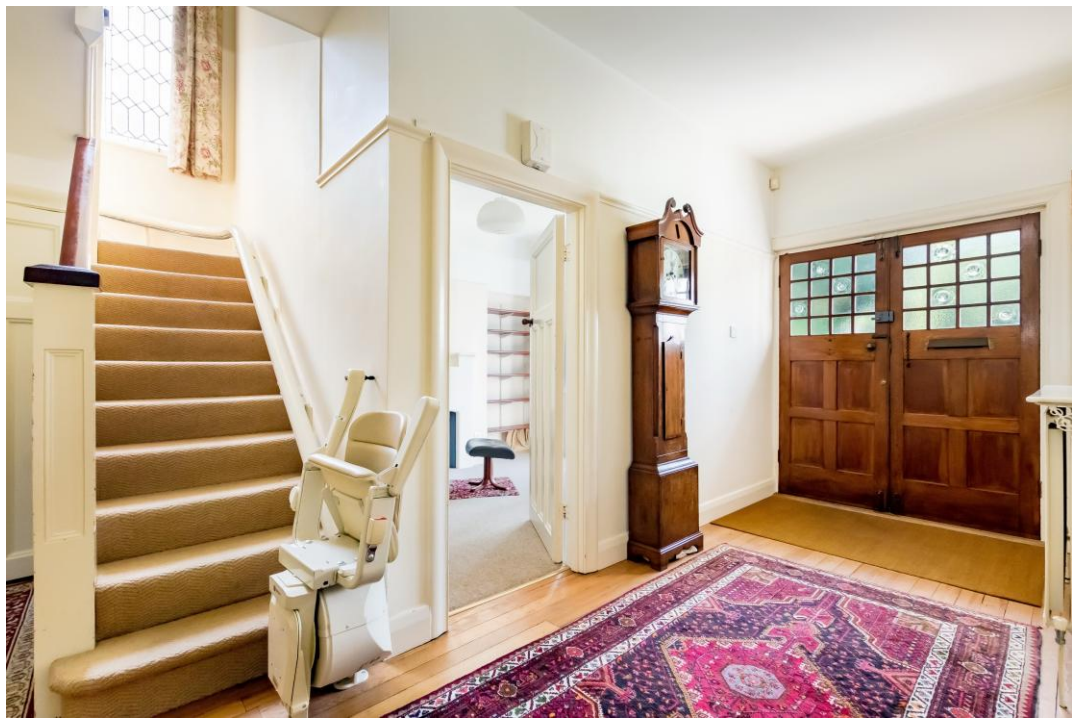
A most attractive and inviting 5 double bedroom, 3 reception room, 1930s detached family home enjoying an outstanding and larger than average private lawned rear garden, off road parking and a garage.

## Key Features

- 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.
- Exceptional rear garden of a scale and privacy rarely seen, making this a truly special property.
- Many retained original features and generous room proportions throughout.
- **Ground Floor:** central wide entrance hallway, bay fronted sitting room with folding doors leading through to dining room/reception 2, reception 3/snug, separate kitchen/breakfast room and ground floor cloakroom/wc.
- **First Floor:** landing, 5 double bedrooms, family bathroom and separate cloakroom/wc.
- Enjoyed by the current family for almost 50 years, this fine detached residence offers great opportunity to personalise, and enjoys one of the best gardens locally.







## **GROUND FLOOR**

**APPROACH:** via paved driveway providing off road parking. The driveway leads beside a level lawned front garden and continues up to the garage, where a pathway peels off towards the attractive covered entrance and original double doors welcome you into the property.

**ENTRANCE HALLWAY:** (17'6" x 5'10" widening to 12'1" inclusive of staircase) (5.33m x 1.78m/3.68m) a central welcoming entrance hallway with original exposed stripped floorboards, high ceilings with picture rail and a radiator. Doors off to sitting room, dining room/reception 2, reception 3/snug, kitchen/breakfast room and ground floor cloakroom/wc. There is also an alarm control panel, thermostat for the central heating and an understairs storage cupboard.

**SITTING ROOM:** (19'0" x 14'0") (5.79m x 4.26m) a bay fronted sitting room with high ceilings, ceiling coving, box bay to front comprising double glazed windows, feature fireplace and folding period doors connecting through to:-

**DINING ROOM/RECEPTION 2:** (17'0" x 13'11") (5.18m x 4.25m) a generous second reception room with high ceilings, ceiling coving, feature fireplace, double glazed window to side and a radiator. Attractive part glazed period double doors leading out onto the rear garden.

**RECEPTION 3/SNUG:** (13'5" x 10'0") (4.10m x 3.06m) high ceilings with ceiling coving, box bay to front comprising double glazed windows, period tiled fireplace and a radiator.

**KITCHEN/BREAKFAST ROOM:** (20'7" x 13'0") (6.28m x 3.97m) an L shaped kitchen/dining space with a modern fitted kitchen comprising base and eye level cupboards and drawers with granite worktops over. Integrated appliances include a double eye level oven and a ceramic hob. Further appliance spaces for washing machine and dishwasher. Two recessed cupboards provide additional appliance space and larder storage. The kitchen has double glazed windows to rear and side and ample space for a dining table and chairs. Further part glazed door to side provides access out onto the rear garden.

**CLOAKROOM/WC:** low level wc, pedestal wash basin, double glazed window to side, part tiled walls and tiled floor.

## **FIRST FLOOR**

**LANDING:** a spacious landing with an incredible, large period leaded window to side providing natural light through the landing and stairwell. Loft hatch accessing a generous loft storage space, recessed airing cupboard. Doors off to all 5 bedrooms, family bathroom and separate cloakroom/wc.

**BEDROOM 1:** (front) (18'8" x 14'0") (5.68m x 4.26m) a generous double bedroom with high ceilings, built-in wardrobes, radiator, box bay to front with double glazed windows offering a lovely open outlook over peaceful Druid Road.

**BEDROOM 2:** (rear) (14'0" x 13'10") (4.26m x 4.21m) a double bedroom with high ceilings, picture rail, radiator and double glazed windows to rear. Sink with built-in storage and built-in shelving.

**BEDROOM 3:** (front) (13'0" x 11'2") (3.97m x 3.40m) high ceilings, picture rail, period tiled fireplace, sink with storage drawers beneath, radiator and double glazed windows to front.

**BEDROOM 4:** (front) (13'9" x 9'11") (4.19m x 3.02m) a double bedroom with double glazed window to front, high ceilings, picture rail, radiator and recessed wardrobe/storage cupboard.

**BEDROOM 5:** (rear) (10'5" x 10'0") (3.17m x 3.04m) a smaller double bedroom with double glazed window to rear, offering a fabulous outlook over the rear garden, sink with storage cabinet beneath, high ceilings, picture rail and radiator.

**FAMILY BATHROOM:** panelled bath, recessed shower enclosure with Mira electric shower, bidet, wash basin, part tiled walls and double glazed window to rear.

**CLOAKROOM/WC:** separate wc, small wash hand basin and double glazed window to front.







## OUTSIDE

**FRONT GARDEN & OFF ROAD PARKING:** there is a level lawned front garden of reasonable size framed with well stocked flower borders, with pathway leading around the right hand side, and driveway to the left affording off road parking for at least two cars lengthways. The garden leads up to the integral garage.

**INTEGRAL GARAGE:** (19'0" x 10'1") (5.80m x 3.07m) a single garage with up and over door.

**REAR GARDEN:** the property enjoys a breathtaking and incredibly large lawned rear garden, with one of the sections of garden formally laid as a tennis court. The garden is also exceptionally private due to its surroundings and enjoys a sunny and peaceful environment. The garden is framed with mature foliage with shrubs and trees and has a feature garden pond, pathways leading around and outdoor tap, a generous paved seating area closest to the property and gated pathways through to the front garden and driveway.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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		
69-80	C		75 C
55-68	D		
39-54	E	52 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.









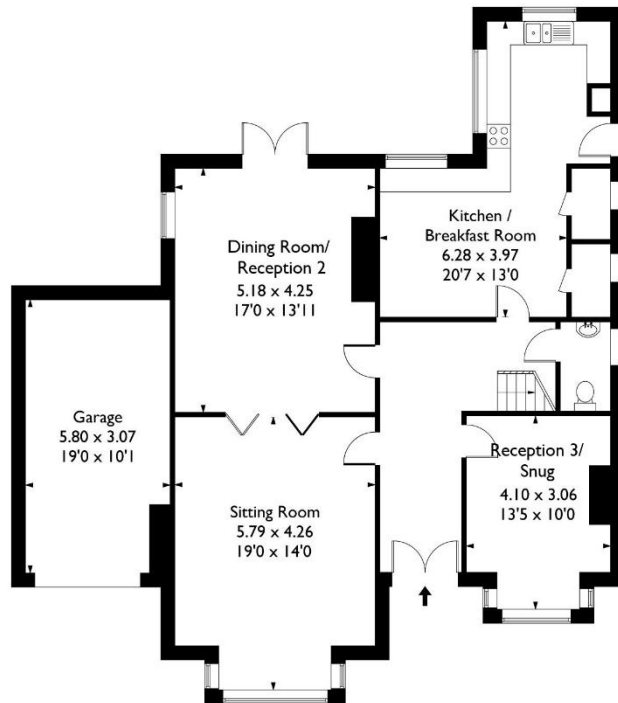


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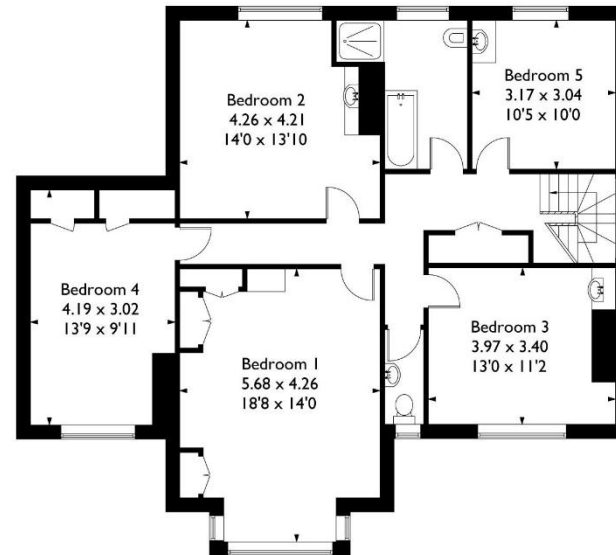
Approximate Gross Internal Area 201.8 sq m / 2172.5 sq ft

Garage Area 17.8 sq m / 191.7 sq ft

Total Area 219.6 sq m / 2364.2 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.