



19 Cranleigh Gardens, Stoke Bishop  
Guide Price £1,095,000

RICHARD  
HARDING



# 19 Cranleigh Gardens,

Stoke Bishop, Bristol, BS9 1HD

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An incredibly inviting and well-proportioned 4 double bedroom, two storey 1930s detached family residence situated at the top of a desirable cul-de-sac in leafy Stoke Bishop. Offering ample off-road parking, a storage garage and a superb south facing garden.

## Key Features

- Full of original character and features, yet enjoying modern decor and fittings.
- Incredibly handy location, within a short stroll of the local shops and bus connections of Stoke Hill, whilst also being within easy reach of the Downs and further shops and cafes of Stoke Lane. Elmlea Junior School and the reference point for Bristol Free School catchment are within a kilometre.
- **Ground Floor:** entrance vestibule flows through to an impressive wide reception hallway, bay fronted sitting room, superb open-plan 34ft x 12ft sociable kitchen/dining room with south facing windows and direct access to the rear garden, utility room and ground floor cloakroom/wc.
- **First Floor:** central landing, 4 double bedrooms and a family bathroom/wc.
- **Outside:** driveway off-road parking for two cars and storage garage, gated side access to a gorgeous south facing garden with an insulated garden studio, providing a handy work space from home.
- A much loved family home in a peaceful, friendly and desirable location.





## **GROUND FLOOR**

**APPROACH:** via driveway off road parking and steps and pathway leading off the driveway, beside the landscaped front garden up to the main entrance to the house.

**ENTRANCE VESTIBULE:** ample space for coats and shoes. Main front door leading into:-

**RECEPTION HALLWAY:** an impressive wide welcoming entrance hallway with original staircase sweeping up to the first floor landing, large double glazed windows to front providing plenty of natural light, radiator, understairs storage cupboard. Doors leading off to the bay fronted sitting room, sociable kitchen/dining room and ground floor cloakroom/wc.

**SITTING ROOM:** (front) (19'1" x 12'11") (5.81m x 3.93m) high ceilings with ceiling coving and picture rail, attractive fireplace, double glazed windows to front set into bay, and a radiator.

**KITCHEN/DINING/LIVING ROOM:** (34'2" x 12'2") (10.41m x 3.70m) a superb large sociable kitchen/dining/living space with a modern fitted kitchen comprising base and eye level cupboards and drawers with woodblock worktop over, inset sink, plumbing and appliance space for range style cooker, space for American style fridge/freezer. The kitchen flows through into a living and dining room with a feature period style fireplace with inset gas living flame fire and glass screen, giving a contemporary feel and plenty of radiant heat. There are double glazed French doors with windows beside accessing the rear garden, further windows to rear and side and door accessing the utility room.

**UTILITY ROOM:** (12'2" x 4'6") (3.70m x 1.37m) a generous utility space with handy access to front out to the driveway and double doors to the side accessing the rear garden. Plumbing and appliance space for washing machine and dryer, with built-in storage units.

**CLOAKROOM/WC:** low level wc, wash hand basin and double glazed window to side.

## **FIRST FLOOR**

**LANDING:** a central landing with doors off to all four double bedrooms and the family bathroom/wc. Loft hatch accessing a generous loft storage space (offering further potential for conversion, subject to necessary checks and consents).

**BEDROOM 1:** (front) (19'4" x 12'11") (5.90m x 3.93m) a dual aspect double bedroom with high ceilings, period style fireplace, radiator, bay window to front comprising double glazed windows and offering a lovely open outlook down Cranleigh Gardens and over the rooftops of the surrounding area towards the trees in Kingsweston Estate. Additional window to side elevation.

**BEDROOM 2:** (rear) (12'11" x 12'3") (3.94m x 3.73m) a double bedroom with high ceilings and a radiator. Dual aspect double glazed windows to rear and side, with the rear window giving a lovely outlook over the rear garden.

**BEDROOM 3:** (12'2" x 11'4") (3.70m x 3.45m) a further double bedroom with high ceilings, double glazed window to rear offering a similar outlook as bedroom 2, radiator, recessed storage cupboard/wardrobe.

**BEDROOM 4:** (9'1" x 8'6") (2.78m x 2.59m) a smaller double bedroom with high ceilings, double glazed window to rear, and a radiator.

**BATHROOM/WC:** a generous bathroom with power bath with shower over, low level wc, bidet, wash basin, heated towel rail, double glazed window to front.





## OUTSIDE

**FRONT GARDEN, OFF ROAD PARKING & STORAGE GARAGE:** the front of the property is tastefully landscaped to tiered front garden with a driveway to the left hand side providing off road parking for two vehicles lengthways. The driveway leads up to a detached single storage garage with gated access beside to the rear garden.

**REAR GARDEN:** a superb south facing landscaped rear garden mainly laid to lawn with paved seating area closest to the property and further landscaped seating area with built-in barbecue to one side. Raised terrace and insulated garden studio, providing a perfect hobby space or work space from home. The garden is extremely private, wide and attracts much of the day's sunshine.

## 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: F.

### PLEASE NOTE:

1. **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.
2. **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>

3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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		
55-68	D	62 D	79 C
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.



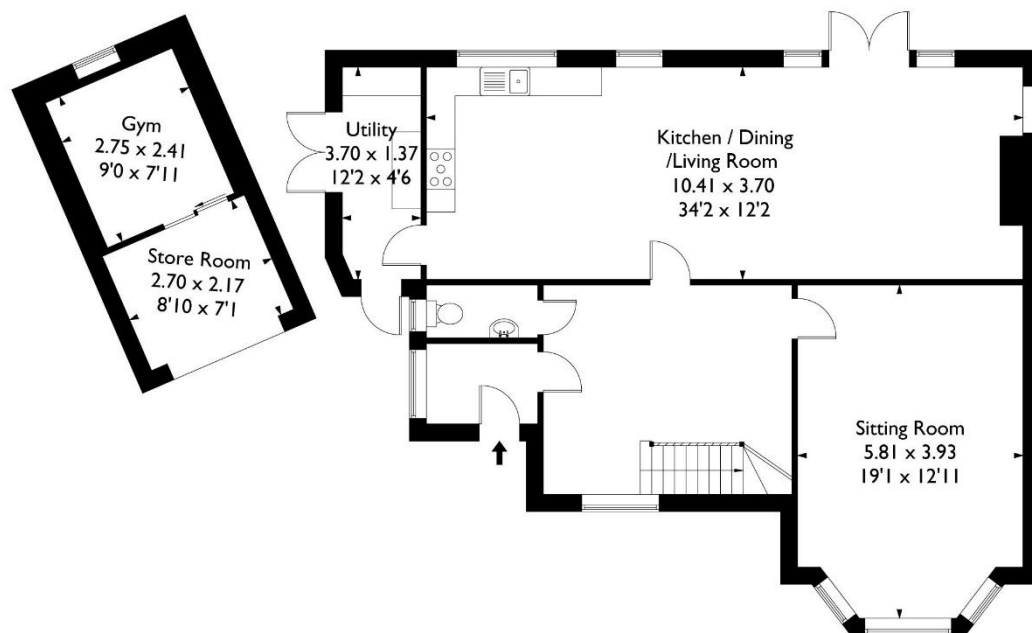


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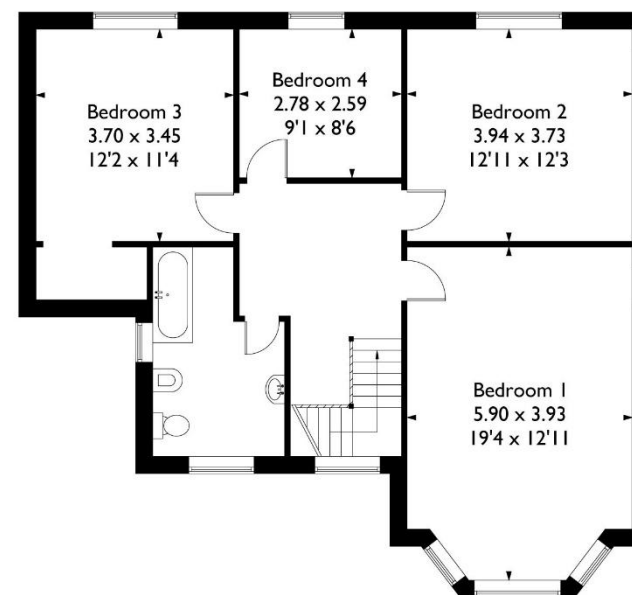
Approximate Gross Internal Area 166.7 sq m / 1794.1 sq ft

Store Room / Gym 14.0 sq m / 150.9 sq ft

Total Area 180.7 sq m / 1945.0 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.