



34 DRUID HILL  
STOKE BISHOP  
BRISTOL



# 34 DRUID HILL, STOKE BISHOP, BRISTOL, BS9 1EN.

**REFURBISHED EXTENSIVELY BY THE CURRENT OWNERS FIVE YEARS AGO, THIS CHARMING DETACHED FAMILY HOME OFFERS VERSATILE ACCOMMODATION, AND IS TUCKED AWAY IN LEAFY SURROUNDINGS. SITUATED IN THE HEART OF DESIRABLE STOKE BISHOP AND BOASTING EASY ACCESS TO STOKE HILL SHOPS. THE WELL PRESENTED ACCOMMODATION IS CURRENTLY ARRANGED AS FIVE BEDS WITH AN OFFICE, OPEN PLAN LIVING SPACE, CONSERVATORY LEADING TO RAISED DECKING AREA WITH PERGOLA. THE PROPERTY BOASTS WELL APPOINTED KITCHEN AND BATHROOMS, PLEASANT GARDENS , OFF STREET PARKING FOR TWO CARS, AND A GARAGE.**

## SUMMARY OF ACCOMMODATION

34 Druid Hill offers versatile family accommodation over two floors, and is set within pleasant gardens surrounded by mature trees offering a feeling of privacy and tranquillity. The South facing rear garden makes the most of its orientation and catches the sun all day.

The open plan living space is lovely, with obvious informal areas for the well-appointed kitchen with attractive wall and base units topped with quartz worksurfaces as well as an island with a wooden worktop. The dining and sitting areas enjoy a a wood burning stove, and afford direct access to the wonderful raised decking with pergola. The open plan living space also leads to the conservatory.

On the ground floor there are also an office and bedroom five/snug both benefitting from views across the front garden, a large utility/coats cupboard with good storage and plumbing and space for washing machine and dryer, as well as a useful shower room with WC. Stairs ascend to the first floor.

Upstairs there are three charming double bedrooms, and a single, making the most of interesting roof lines with clever storage solutions. The master has an ensuite, and all bedrooms afford pleasant outlooks over gardens and trees. There is also a family bathroom. Outside the property benefits from secluded gardens to front and rear, with a wealth of mature trees and plants. The rear South facing garden is landscaped boasting the raised deck and pergola, an ideal place for lazy sunny afternoons with views across the gardens raised beds, fruit trees and perennial borders – a great place for listening to birdsong.

The lane to side of the property gives access to the two off street parking spaces, and the detached single garage, with useful storage and a window to the side.

## OTHER INFORMATION

**Viewing** - Strictly by prior appointment with Hydes of Bristol - 01179731516

**Tenure** – Freehold

**EPC** – D (55) with potential of C (77)

**Local Authority** - Bristol City Council

**Council Tax Band** - We understand to be band ‘D’ (£2,230.37 in 2022/2023)

**Services** - We understand all mains services to be to be connected.

**Broadband** – Ultrafast available up to 1000Mbps download, 220Mbps upload.

**Mobile Phone** – Indoor there is voice and data for EE, 02, Vodafone and Three

## LOCATION

Stoke Bishop is a desirable family suburb to the Northwest of the City. This particularly convenient position offers good local amenities, with local shops and a Post Office merely a short walk away on Stoke Hill, as well as restaurants and cafés. There is good schooling at all ages, as well as excellent sporting facilities serving many local clubs enhancing the family vibe of Stoke Bishop.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as Durdham Downs and The Ashton Court Estate, which is across the famous Suspension Bridge and includes mountain bike trails and bridle paths. There are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing at “The Wave.”

For the commuter, the A4 has a direct link to the commercial centre, and indeed the motorway networks M5 and M4. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city’s international airport flies connects to many European Cities.



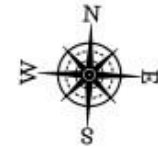
34 Druid Hill, Stoke Bishop, Bristol BS9 1EN

Gross Internal Area (Approx.)

Main House = 151 sq m / 1,625 sq ft

Garage = 15 sq m / 161 sq ft

Total Area = 166 sq m / 1,786 sq ft



#### IMPORTANT NOTE

Hydes of Bristol LLP and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol LLP require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.





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