



**COTSWOLD LODGE
STOKE BISHOP
BRISTOL**

COTSWOLD LODGE, 1 HOLLYMEAD LANE, STOKE BISHOP, BRISTOL, BS9 1LN

A RARE OPPORTUNITY TO PURCHASE A STUNNING DETACHED HOME WHICH HAS BEEN SYMPATHETICALLY REFURBISHED, AND EXTENDED, BY THE CURRENT OWNERS TO AN EXACTING STANDARD, THUS CREATING A WONDERFUL CONTEMPORARY FLOWING FAMILY HOME WHILST RESPECTING ORIGINAL 1970'S DESIGN. DELIVERING THE CONVENIENCE OF MODERN DAY LIVING, WITHIN A BESPOKE ARCHITECTURALLY DESIGNED PROPERTY, COTSWOLD LODGE IS SET WITHIN BEAUTIFUL GROUNDS ENJOYING A PRIVATE AND QUIET LEAFY LOCATION IN THE DESIRABLE STOKE BISHOP.

This very attractive Bradstone property interrupted with stylish vertical Larch cladding is approached via a pair of electric gates, the heated block paved driveway with ample parking leads to the large double garages, with gradual fanned stone steps leading to the front door.

On entering Cotswold Lodge, one is immediately struck by a feeling of space and light. The arrow slot doors and large windows create views throughout the house enticing the eye to follow the flow of the beautifully presented accommodation. The Velfac Scandinavian double glazed windows and Bi or Tri Fold Doors frame the garden vistas superbly, which is a true attribute of this lovely home.

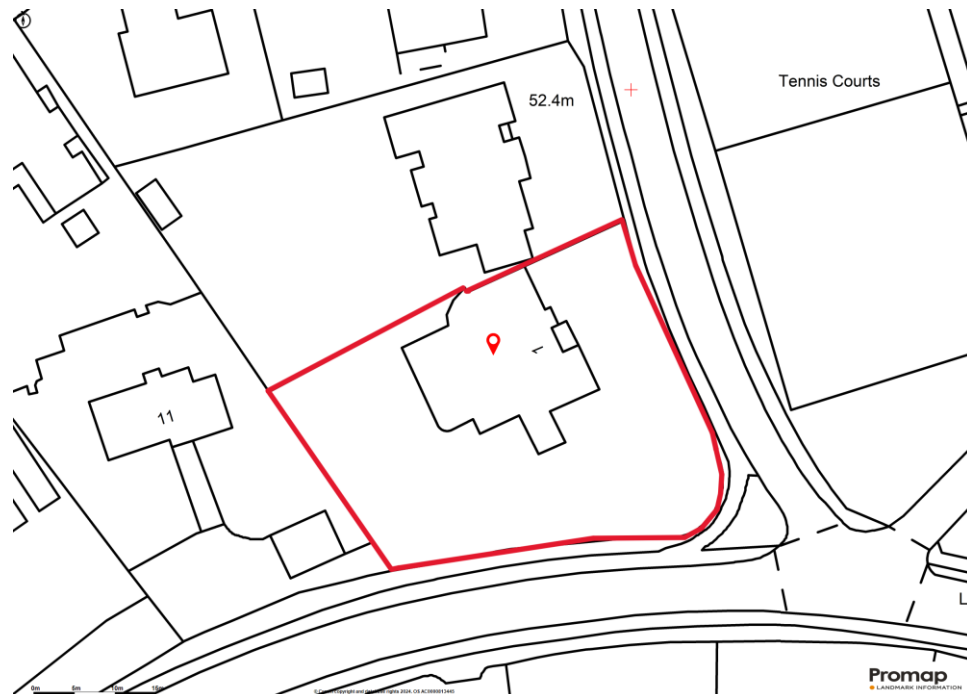
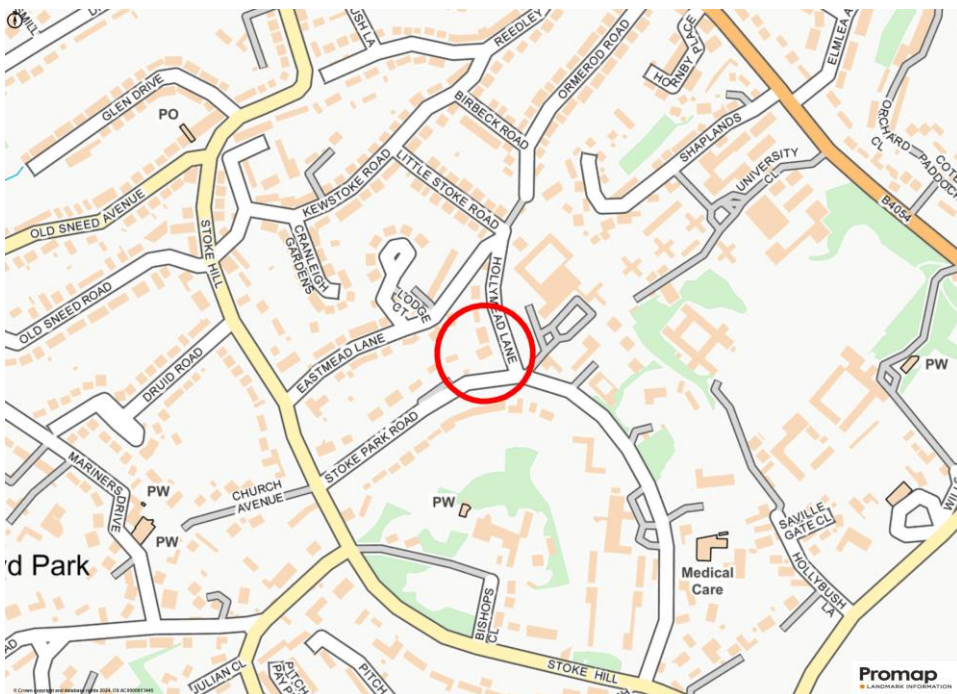
The specification of Cotswold Lodge is extremely high, with a "Naked Kitchen" dressed with quartz and extremely well appointed, including an ILVE Range. All of the four bathrooms and the cloakroom offer a contemporary feeling throughout, and are exquisitely finished. The utility room benefits from fitted units with worksurfaces over, and the plant room houses a Worcester gas boiler, supplying a large Joule hot water cylinder for the pressurised system.

On the ground floor, the accommodation is extremely versatile, and flows effortlessly from room to room. The open plan kitchen dining rooms can be divided via sliding pocket doors to create an intimate dining space away from the hustle of a busy kitchen and boasts bifold doors to the large South facing decked patio area enabling any purchaser to enjoy the ever desirable "Al Fresco" lifestyle. The sitting room benefits from a double height mono pitch ceiling creating a galleried landing above, and the study relishes from a South Westerly aspect, with direct access to the gardens. The lower hallway affords access to the great sized playroom, the cloakroom and the large guest bedroom with ensuite. The playroom also has access to the main reception hall and the garden.

Upstairs the quality of this fabulous property continues. The master suite was completed in 2021, and comprises of a generous double bedroom with a dressing area partitioned via full ceiling height discretion screen, with a full width bank of bespoke hand built fitted bedroom furniture, and giving access to the ensuite shower room. Accessed from the galleried landing there are three further bedrooms, one with ensuite bathroom, and a family bathroom.

The property is set within just over a third of an acre and is enveloped by gardens that form two obvious areas. The first area is attractively designed and landscaped with an abundance of beautiful flowers, plants, trees and shrubs. There are secret pathways that run through these gardens accessing a secluded hidden decking area to catch the evening sun. There is a large pond with a powered water feature enabling water to cascade through the formal planting creating a feeling of peace and tranquillity adjacent to the large aforementioned South facing decking area that is accessed off the dining room. For ball games there is a good sized lawn area which wraps around the house to the rear pathway that access the playroom. The sun house in the sunken area benefits from power and water.





USEFUL INFORMATION

TENURE: Freehold

EPC – D (66) with the potential of C (79)

LOCAL AUTHORITY: Bristol City Council

COUNCIL TAX BAND: H (£4,921 for 2024/25)

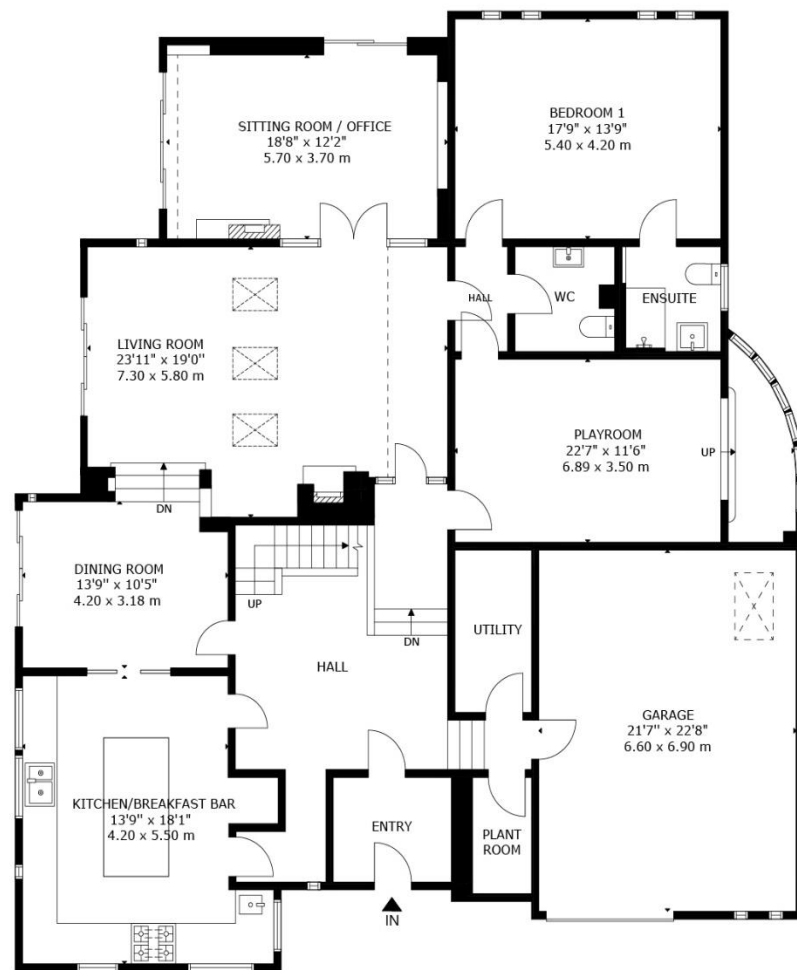
BROADBAND: Ultrafast Broadband – Download up to 1000 Mbps,

MOBILE PHONE COVERAGE: “OFCOM” - Data and voice “Likely” available for 02, EE, Three and Vodafone

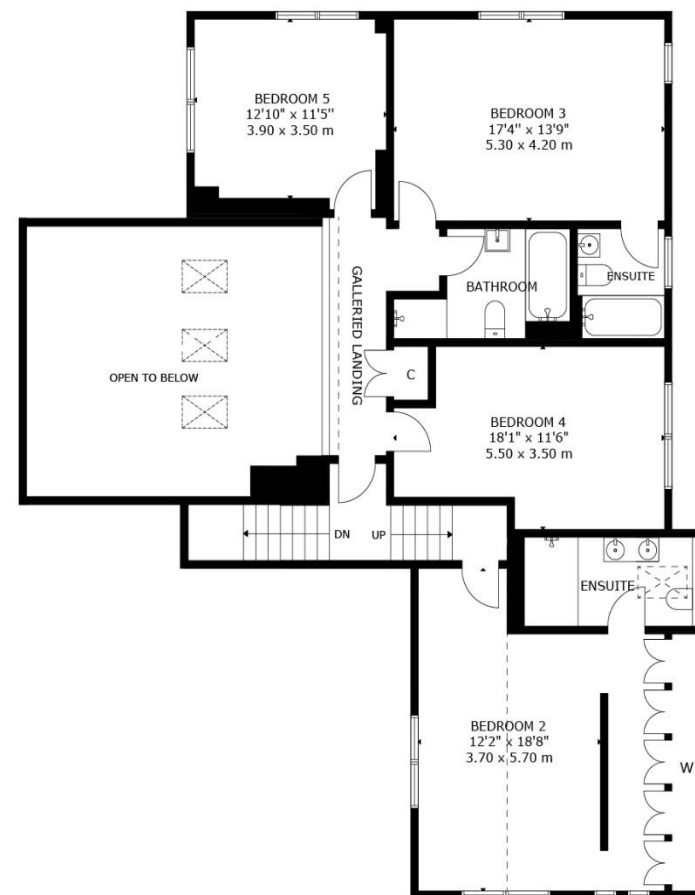
SERVICES: The property benefits from mains Gas, Electricity, Water and Drainage

IMPORTANT NOTE

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GROUND FLOOR



FIRST FLOOR



1 HOLLYMEAD LANE, STOKE BISHOP, BRISTOL, BS9 1LN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 3,849 SQ FT / 357 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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