



| Cheyne Road

| Guide Price £1,350,000

leese & nagle 

8 Cheyne Road, Stoke Bishop, Bristol, BS9 2DH

- Detached 1960's Family Home
- Owned by Same Family From New
- One of Stoke Bishop's Prime Roads
- 4/5 Bedrooms, 2/3 Reception Rooms
- Huge Extension Potential
- Double Garage, Workshop & Garden Room/Store

This house represents a rare opportunity to purchase a sizable detached house on a generous level plot of circa. quarter of an acre on one of Stoke Bishop's most desirable residential roads, Cheyne Road is a quiet and private road of detached houses dating from the 1930s onwards. Properties on this road seldom come to the market, with many residents making them their long-term family homes. Tucked away from any passing traffic, yet accessible to local amenities and with good transport links both into and out of the city it is a sought-after location.

Owner designed and built in the 1960s, the house has been lovingly cared for over the decades. It offers flexible, light filled accommodation suitable for all types of family, and there is significant potential to update or remodel to the buyers' preferences. For example, the newer rear extension, which was designed as a bedroom, could equally be adapted to make a fabulous 8m x 4.45m open plan kitchen/family room opening onto the rear garden, or could be used as accommodation for an elderly relative or au-pair. The house has modern uPVC double glazed windows and electric heating.

The house sits centrally within its plot well back from the front boundary and screened from the road by shrubs. The garden is planted with a huge range of mature, unusual plants - a gardener's delight. A brick-paved drive approaches the house, with a garage/workshop complex positioned to the side of the house. Apart from the extension at the rear, the ground floor accommodation remains unchanged from its original layout. Lots of big windows flood the house with southerly light. The main reception rooms are semi open-plan with the dining hall having stairs rising to the upper floor. The kitchen has a sizeable utility adjacent to it and a cloakroom sits in the front right corner.





The extension provides a large bedroom with en-suite shower room and WC and overlooks the rear garden. Upstairs the large windows again provide bright and airy rooms. There are four good-sized bedrooms serviced by a very large bathroom and separate WC.

The garage complex sits detached from the house and partially into the rear garden. It comprises double garage, workshop, potting shed and garden store. It would be possible to extend the house into this space subject to any necessary consents. The rear garden is mature and relatively private. With large areas of lawn, flower and shrub borders, mature trees and a greenhouse, it offers a sizeable plot for a home so close to the city.

We highly recommend a viewing at the first opportunity.

Local information:

Stoke Lodge Playing Fields - 0.1 miles

Coombe Dingle woods - 0.1 miles

Hideaway Cafe/Bar - 0.2 miles

Coombe Dingle Sports Complex - 0.6 miles

Sea Mills Train station - 0.8 miles

Waitrose/Scott Cinema - 1.8 miles

University of Bristol - 3 miles

City Centre - 3.6 miles

Stoke Bishop CofE Primary (Good 2021) - 0.4 miles

Bristol Free School (Good 2022) - 1.8 miles

Bus Routes within a 5 minute walk



**Energy Performance Certificate
Rating E**

Council Tax Band G



Cheyne Road, Bristol, BS9

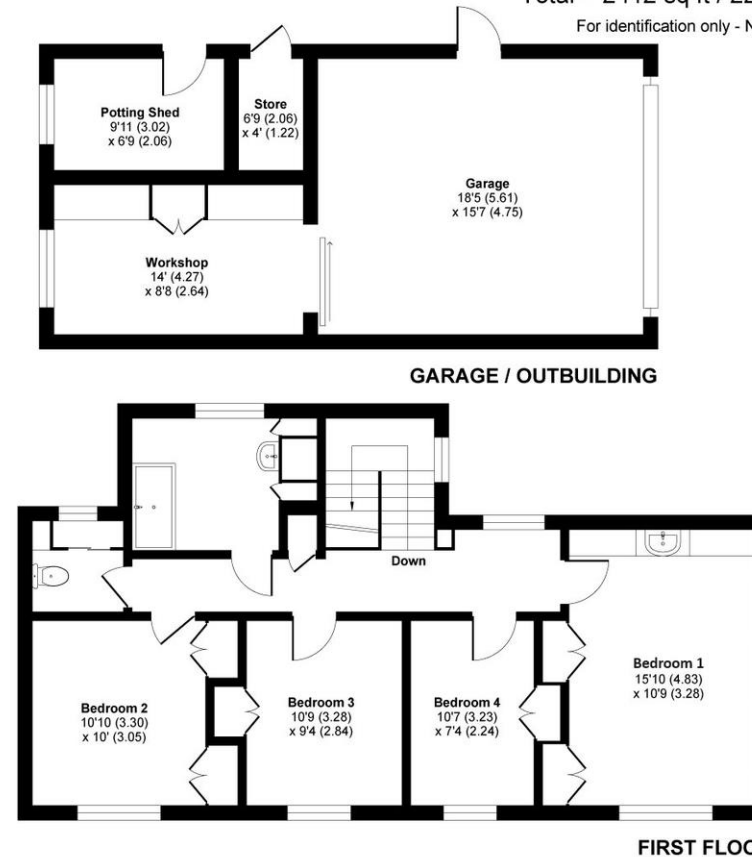
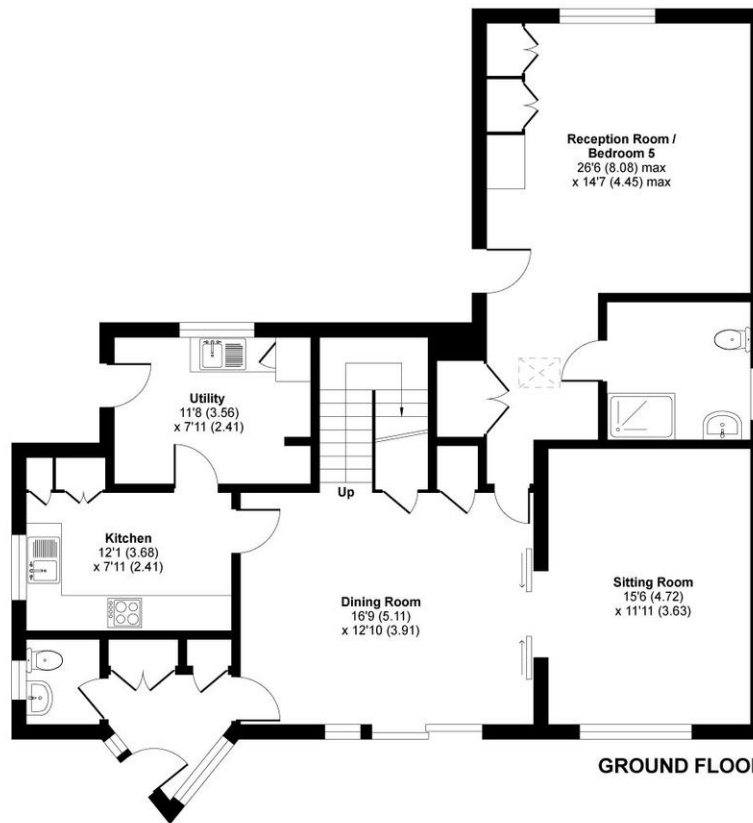
Approximate Area = 1911 sq ft / 177.5 sq m

Garage = 417 sq ft / 38.7 sq m

Outbuilding = 84 sq ft / 7.8 sq m

Total = 2412 sq ft / 224 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Leese & Nagle. REF: 1096460



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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