



Stoke Bishop | Guide Price £1,625,000

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# 4 Rayleigh Road, Stoke Bishop, Bristol BS9 2AU

- Detached Family Home
- Stunning Rear Gardens
- Half an Acre Plot
- Over 3000 sq. ft of Living Space
- Quiet Side Road Location
- Stoke Bishop/Westbury Borders

Dating from the early 20th century, the property retains a considerable amount of period Edwardian charm, particularly the feature gables at each end and the significant glazing to capitalise upon views of the garden. Its discrete period frontage only hints at the stylish Arts and Crafts rear elevation and one of the most magnificent gardens in the area beyond. Enjoying an open southerly aspect, it feels like country living, yet within a well-regarded area of the city. Set within a plot of half an acre with further open space beyond, it is a very special home in a wonderful location, offering space, character, and the flexibility to adapt the comfortable accommodation suitable for a wide variety of buyers.

Rayleigh Road is a desirable no through road situated off Coombe Lane on the Stoke Bishop/Westbury on Trym borders. The house backs onto the expanse of the University of Bristol playing fields which add to its outlook beyond its boundaries. A range of local amenities including shops on Stoke Lane, schools and sports facilities are all around a kilometre away whilst the expanse of The Downs, Clifton and the city centre are also all easily accessible.

The house itself is very comfortable and practical family home with an abundance of space. Of note is the farmhouse-style kitchen with limed oak units together with an AGA range set within a brick fireplace, a breakfasting area, and a particularly large adjoining utility room plus cool pantry. Downstairs also offers four reception rooms on the ground floor. There is a study to the front of the property with built-in storage and a good-sized dining hall that sits centrally to the house with substantial box bay window with window seat overlooking the garden. This view is shared by the dual aspect formal sitting room at the rear of the property, which has a feature fireplace. The family room that also sits to the rear of the property also overlooks the garden. There is also a downstairs WC.







A feature throughout the ground floor reception spaces is the distinctive period-style coving, which compliments the banisters on the staircase. The large number of windows with period-style lead work also means that the spaces feel very light and open.

The sense of space and openness continues upstairs. All four bedrooms are well-proportioned double rooms, where the historical emphasis of proportions rather than quantity of bedrooms becomes very evident. This is particularly reflected in the principal bedroom suite that overlooks the rear garden. It also has a particularly large en suite as well as significant run of wardrobes. Bedroom 2 also overlooks the rear. Bedroom 3 benefits from the same open aspect to the rear and has built-in storage. Bedroom 4 faces the front and has a built-in wardrobe. A family bathroom services these three other rooms.

The images give a flavour of the garden, however only a visit can convey the appeal of how the house fits beautifully within them. The sheer expanse of lawn is exceptionally unusual for a home so close to the city and a range of established trees and shrubs provide definition and interest to the space. There is a good-sized patio area to the rear of the property that allows for entertaining. To one side of the house sits the detached garage with gated passage through to the garden. To the other sits the utility, again, with gate to the side. The drive provides off street parking for several cars and extends across the front of the house creating the option for an in/out drive arrangement.

With such space both inside and out, as well as the potential to remodel, extend or even create an annexe, the house will be viewed by many as a potential long-term family home, much as the current owners considered it 30 years ago. It has been appreciated, enjoyed and well cared for in that time and is now being offered as a unique opportunity for the next owners to create their own memories.

Stoke Bishop Church of England Primary School – 0.9 Miles  
Bristol Free School – 1.9 miles  
Westbury-On-Trym – 1.1 Miles  
Clifton Village – 3 Miles  
Bristol City Centre – 3.9 Miles  
Cribbs Causeway – 3.5 Miles



Energy Performance Certificate  
Rating D





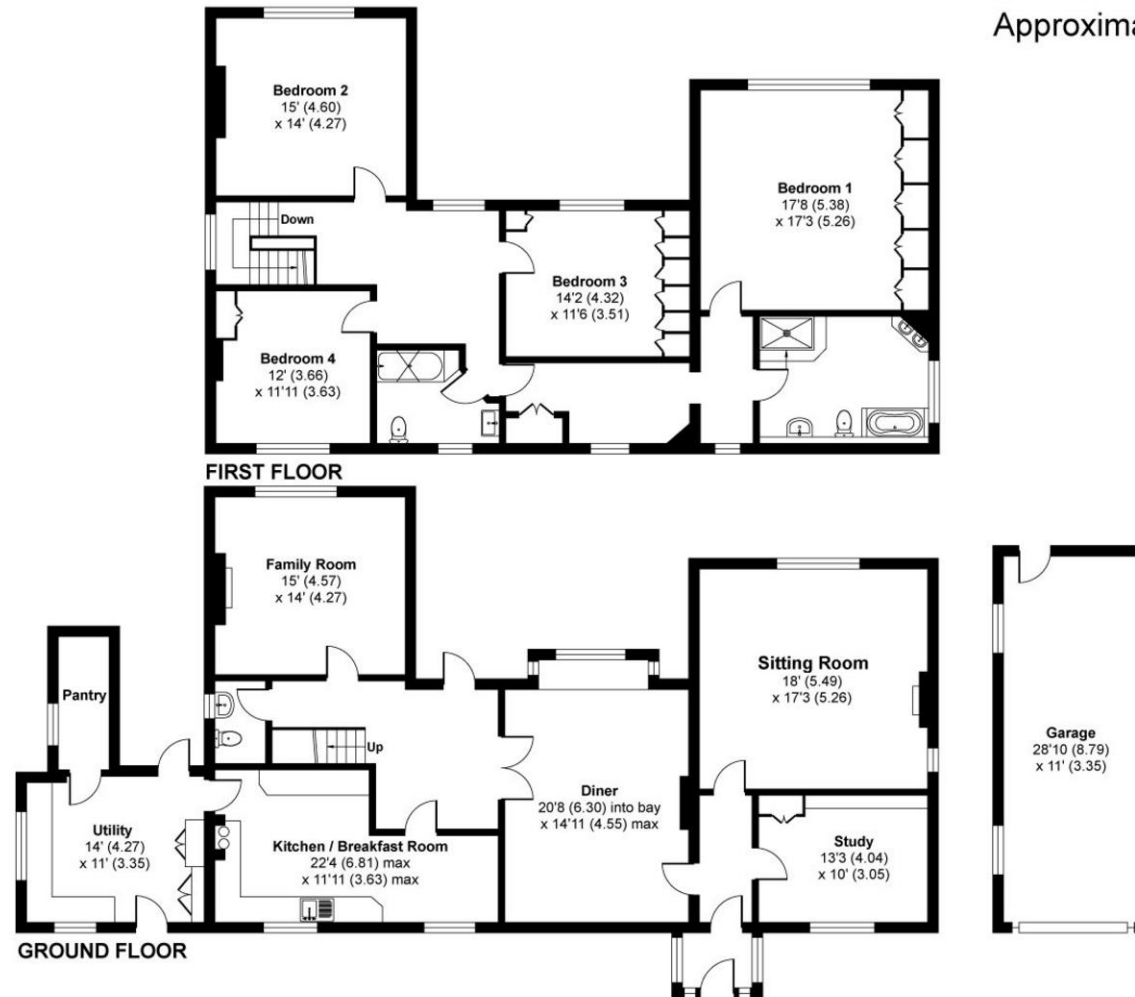
# Rayleigh Road, Bristol, BS9

Approximate Area = 3118 sq ft / 289.6 sq m

Garage = 317 sq ft / 29.4 sq m

Total = 3435 sq ft / 319 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). © nichecom 2024. Produced for Leese & Nagle. REF: 1177130



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