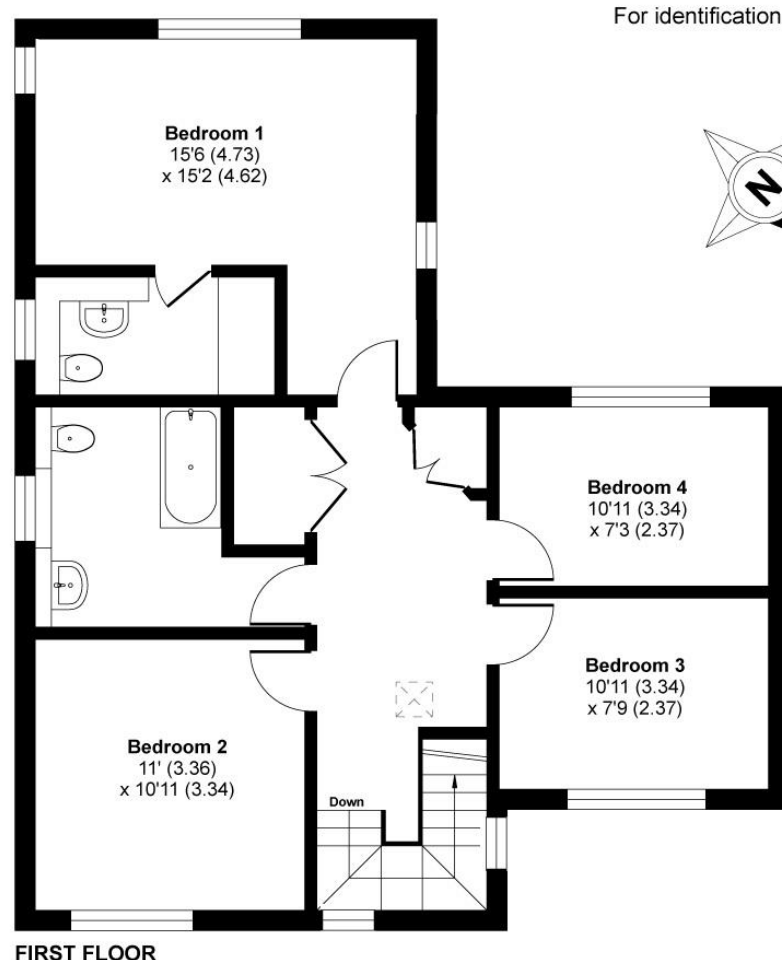
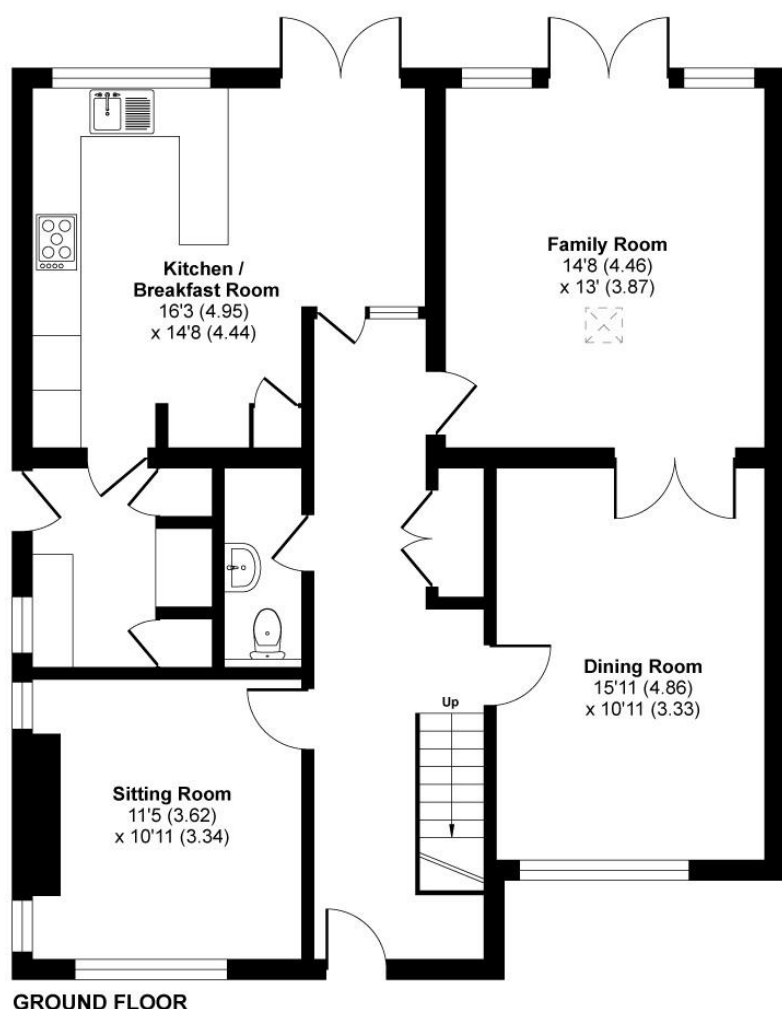


Woodland Grove, Bristol, BS9

Approximate Area = 1795 sq ft / 166.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Leese & Nagle. REF: 1289815 - BROCHURE

27 Woodland Grove, Stoke Bishop, Bristol, BS9 2BD

- 4 Bedrooms
- 1920's
- Detached Family Home
- Stunning c. 100 ft South Westerly Rear Garden
- Fantastic Location
- Close to Local Schools and Amenities

A fantastic 4 bedroom late 1920's detached family home that has been extended/updated during our vendors ownership. There are great living spaces to enjoy, 4 bedrooms, bathrooms, off street parking to the front and a wonderful south westerly facing rear garden with Stoke Lodge beyond.

The property is accessed to the front, into a welcoming entrance hall that provides access to the reception rooms, kitchen, stairwell to the first floor, as well as useful storage cupboards, downstairs WC and there is a lovely engineered oak flooring that runs through the majority of the ground floor with underfloor heating. The lounge is to the rear and is light and airy with French doors to the rear garden as well as skylight. It is neutral in decor, again with hard wearing engineered oak flooring and is a perfect family room during the summer months, as it connects beautifully with the garden. There are double doors that lead to another reception room, to the front, which is currently used as a formal dining room with window to the front, picture rail, engineered oak flooring and offers versatility. Also, to the front, there is a final reception room that is currently arranged as a study but could also be a wonderful family room or additional snug, with windows to the front and to the side, picture rail and ceiling rose and engineered oak flooring. The kitchen/breakfast room is to the rear with window overlooking the garden, as well as French doors. The kitchen comprises a range of wall and base units, Quartz worktop with stand, sink/drainer, induction hob with stainless steel cookerhood, electric oven and microwave oven, built-in dishwasher, enough space for a table and chairs for casual day to day dining, as well as a great connection with the garden. Off the kitchen, is a useful utility room with door and window to side, additional units, worktop, stainless steel sink, plumbing for washing machine and space for tumble dryer/additional white good if wanted.



To the first floor, the spacious and light landing gives passage to the bedrooms, family bathroom, loft hatch and large airing cupboard with tank system. Bedroom 1 is to the rear, with a view over the garden and towards Stoke Lodge, attractive stain glassed circular windows, space for free standing storage and useful shower en-suite. Bedroom 2 is to the front, is a good double bedroom and is carpeted. Bedrooms 3 and 4 are almost identical in size with a view to the front and rear respectively. These would work as great children's rooms, a study or there is the option to open up and allow for a larger double bedroom with a dual aspect, if wanted. The family bathroom has obscured window to side, bath with shower over, low level WC, wash hand basin with vanity unit, tiled flooring and a heated towel rail.

Outside, to the front there is off street parking for one car, a low-level brick wall and areas laid to stone chippings with shrubs.

To the rear, is a beautiful c. 100 ft south-westerly facing garden with a woodland backdrop. Immediately from the house there is a patio area which is ample space for a table and chairs to enjoy al fresco dining in the summer months. Then the rest of the garden is level and laid mainly to lawn with a selection of mature shrubs and trees, additional patio with pergola, shed towards the end of the garden, secure side access and gate that provides access to Stoke Lodge behind. With the south-westerly garden this is perfect for those who are keen gardeners and enjoy a sunny garden during the summer months.

Properties of this quality are extremely rare to the market. Viewing highly recommended to avoid disappointment.

