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10 PAULTON DRIVE  
BISHOPSTON, BRISTOL, BS7 8JJ  
Price Guide £1,050,000



Occupying an elevated position with stunning views on a quiet road within the Redland Green APR, this substantial extended family home boasts a sizeable south-facing garden, six bedrooms, garage and driveway parking.

### Ground Floor

Entered via vestibule featuring the original front door with ornate stain glass, into a welcoming entrance hallway with understairs WC, and providing access to each of living spaces on the ground floor, as well as the utility room.

A comfortable bay-windowed reception room is located at the front of the property. The room is fitted with a log burner, two storage cupboard and retains original coving. This is one of three reception rooms located on the ground floor.

At the rear of the ground floor is an impressive semi open-plan living space featuring bi-folding doors from the living space leading to a decked area. Bi-folding doors lead into a dining area which again in turn provides direct access via patio to the decking and further to the garden. Due to the south-facing direction of the garden, these rear rooms are bathed in natural light throughout much of the day and provide a stunning place to relax or entertain. Leading from the dining room is a kitchen/breakfast room; fully fitted with a range of base and wall-mounted units and integrated appliances including gas hob, oven, grill, microwave and dishwasher.

### First Floor

The first floor comprises five bedrooms, encompassing two large double bedrooms, and three smaller bedrooms. The master bedroom features a bay window and original feature fireplace, whilst each of the rear bedrooms offer views over the garden. The fourth and fifth rooms are currently used as a home office/studies, but comfortably accommodate a single bed. Completing this level is a smartly presented four-piece bathroom suite with walk-in shower enclosure, bath, hand wash basin and WC, and an additional three-piece bathroom with shower-over-bath, hand wash basin and WC.

### Second Floor

Ascending to the second floor, you will find the master bedroom - a comfortable double bedroom offering stellar views of the garden, Malmesbury Close Allotments, and the surrounding area, a beautiful vista and real a highlight of the property. Extensive eaves storage and an ensuite shower room complete this level.

### Externally

Externally can be found the landscaped garden. Featuring a range of mature shrubs, it is split across a large lawn area, patio, and a raised decking area with substantial under-croft storage. A secure garage with side access and off-street parking for multiple cars is located to the front.





## Location

Bishopston is one of Bristol's best-known and popular areas, and it really is no surprise why.

The community spirit in Bishopston is palpable, with a diverse population that values inclusivity and a strong sense of local identity. Residents actively engage in neighbourhood events and initiatives, creating a warm and welcoming environment for everyone.

One of the standout features of Bishopston is its tree-lined streets, dotted with an array of independent shops, boutiques, and cafes. Gloucester Road, often referred to as the longest independent shopping street in the UK, boasts a diverse range of local businesses - from quirky bookstores to artisan bakeries, there's always something new to explore.

Bishopston is also home to an abundance of green spaces, providing a welcome escape from the hustle and bustle of city life. Whether you're enjoying a picnic in St. Andrews Park or taking a leisurely stroll through Horfield Common.

For families, Bishopston offers excellent schools such as Bishop Road Primary.

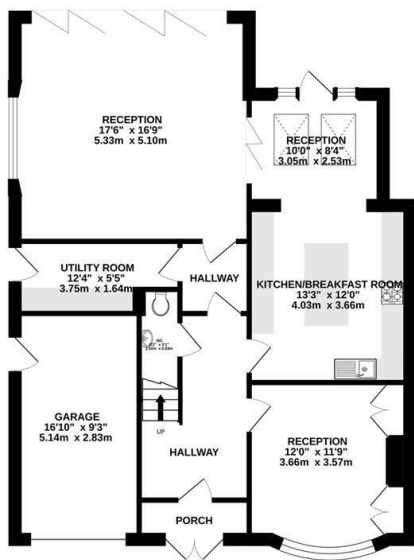
## Vendor's Comments

"We fell in love with it the moment we walked in and heard the birdsong and saw how bathed in light the house was. It enjoys a south westerly aspect, with a far-reaching view from the top floor – across the city to Dundry and Lansdowne. The small allotment that borders the rear of the property brings tranquillity and an open feel that we have never tired of. The street itself has a real connected community, with friendly helpful neighbours. As well as a street WhatsApp we also have a ladies book club and we have an annual street party.

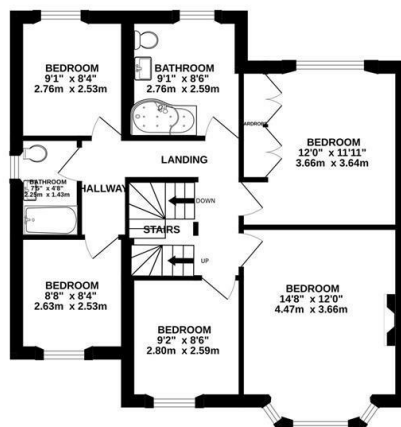
We are only the second owners of this home. The original owner had bought it as a brand-new build in the 1930's, when she was newlywed, moving out and selling to us when she was 99. Somehow that feels special, and in many ways we are sad to be leaving before we're 99 because living in this home and on this street has been fabulous."



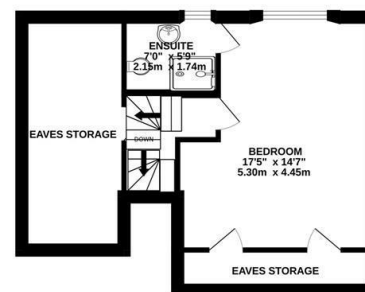
GROUND FLOOR  
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



2ND FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2309 sq.ft. (214.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- A substantial (2309 sq. ft.) six-bedroom family home
- Located in sought-after area, on a quiet road
- Two/three reception rooms
- Off-street parking for multiple cars and garage
- A level, south-westerly facing garden
- Three bathrooms, plus a ground floor WC
- Large decking area directly accessible from the lounge and dining room

**Guide Price:** £1,050,000

**Tenure:** Freehold

**Council Tax Band:** D

**EPC Rating:** C

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change.

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