



**LEESE &  
GORDON**  
Independent Estate Agents

Stoke Bishop

Guide Price £1,100,000

## 10 Parrys Grove, Stoke Bishop, Bristol, BS9 1TT

- Five Double Bedrooms (master en suite)
- Extended Kitchen/Breakfast Room
- Open Plan Family/Dining Space
- Formal Sitting Room
- South West Facing Garden
- Double Garage & Ample Parking

A fine example of a modern era detached family home. Tastefully extended and updated, it provides comfortable, spacious living spaces and bedrooms. With south west facing rear garden, double garage and ample off street parking, it represents a wonderful opportunity to acquire a family ready home in a desirable location within walking distance of many amenities, including Elmlea School. The development was built circa 2000 and enjoys a convenient position on the Stoke Bishop/Westbury on Trym borders. It is not hard to imagine why this area is incredibly popular with families generation after generation because of the lifestyle opportunities it affords. Parkland, bus routes, shops, cafes, pubs and schools of excellent reputation both state and private, are within easy walking distance. Occupying a tucked away location on the development the house has its own lockable gate onto Parrys Lane enhancing its accessibility. The brick paved apron to the front provides comfortable parking for four cars and access to the double garage. Beyond this the house retains a front garden with lawn and shrubs creating a pleasant outlook from the sitting room window. The hall sits centrally within the house and provides doors into the integral garage and a cloakroom, as well as the reception rooms and kitchen. The formal sitting room is classically proportioned with space for three sofas arranged around a recessed wood burner set into a fireplace. The development was built circa 2000 and enjoys a convenient position on the Stoke Bishop/Westbury on Trym borders. It is not hard to imagine why this area is incredibly popular with families generation after generation because of the lifestyle opportunities it affords. Parkland, bus routes, shops, cafes, pubs and schools of excellent reputation both state and private, are within easy walking distance. Occupying a tucked away location on the development the house has its own lockable gate onto Parrys Lane enhancing its accessibility. The brick paved apron to the front provides comfortable parking for four cars and access to the double garage. Beyond this the house retains a front garden with lawn and shrubs creating a pleasant outlook from the sitting room window. The hall sits centrally within the house and provides doors into the integral garage and a cloakroom, as well as the reception rooms and kitchen. The formal sitting room is classically proportioned with space for three sofas arranged around a recessed wood burner set into a fireplace.





The wide bay window adds to the room's appeal. The less formal, family-orientated spaces occupy the rear of the house and benefit from the sunny south west aspect and direct access into the garden.

The family room has French doors out as well as a deep bay window and provides space for dining table and loungers in a more relaxed setting. Adjacent (with possibility to knock through) is the extended kitchen/breakfast room.

A keen chef's delight, the room has been tastefully extended and offers a 'country house' feel with a range of cream units arranged around a central island unit. With a comprehensive range of built in appliances, it also has a set of French doors onto the garden. At the rear of the kitchen sits a useful utility room with additional sink and plumbing for washing machine and space for other appliances. A door opens to the side of the house.

Upstairs the house provides five generously proportioned bedrooms all with built in wardrobes. The master bedroom has a modern en suite shower room. The remaining bedrooms are serviced by a family bathroom.

The rear gardens are enclosed by brick walls and fence with maturing shrub borders around a central area of level lawn. The patio area next to the house provides outdoor dining space, whilst a wisteria-covered pergola provides a shaded and secluded seating space. A path leads past the side of the house to the front.

The property also benefits from solar panels, a home battery system and an EV charging point. This is a fantastic family home that combines generous living spaces, a prime location and a south west garden. Viewing is highly

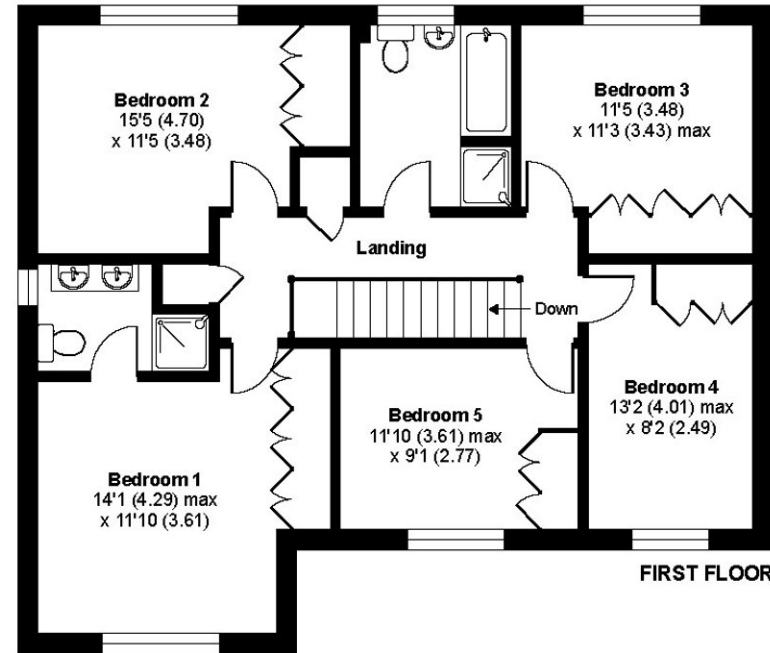
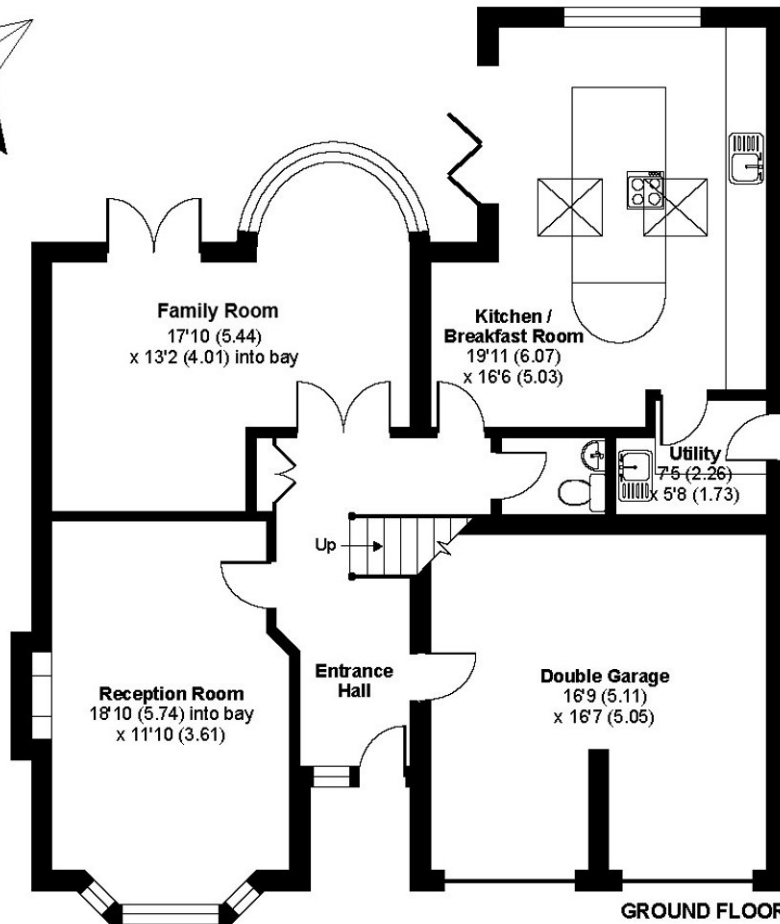


**Energy Performance Certificate: C**  
**Council Tax: Band G**

# Parrys Grove, Stoke Bishop, Bristol, BS9

Approximate Area = 2187 sq ft / 203.1 sq m (includes double garage)

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: 1359681