



156 Stoke Lane, Westbury-On-Trym
Guide Price £1,225,000

RICHARD
HARDING



156 Stoke Lane,

Westbury-On-Trym, Bristol, BS9 3RN

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A most attractive and inviting four double bedroom (one with en-suite), two reception room extended period home offering a gorgeous sunny garden, off road parking and a garage.

Key Features

- **Extended lateral accommodation over two floors including an impressive semi-open plan kitchen/dining/living area with two further reception rooms, utility room and ground floor cloakroom/wc, as well as four double bedrooms (one with en-suite) and a large family bathroom.**
- **Prime location in a desirable, neighbourly area within a short level stroll of the local shops of Stoke Lane (including a Co-Op supermarket, bakery and deli), as well as being within just 300m of Elmlea School and close to bus connections to central areas, as well as being nearby Canford Park and the Downs.**
- **Wonderful high ceilings, double glazed timber framed windows and a smart well configured interior add to this wonderful property's sense of character and space.**
- **A beautiful Edwardian home with an incredible 70ft x 48ft sunny rear garden and much more.**





GROUND FLOOR

APPROACH: via timber double gates accessing a tarmacked pathway leading through the pretty front garden leading to the attractive main front door and entrance to the property.

ENTRANCE HALLWAY: (28'1" x 6'4" max inclusive of staircase) (8.56m x 1.93m) an impressive and welcoming entrance hallways with high ceilings, useful recessed cloak storage cupboard, further understairs storage, radiator, staircase rising to first floor landing and doors off to the sitting room, extended kitchen/dining/living space and reception 2/home office.

SITTING ROOM: (front) (18'5" x 16'4") (5.61m x 4.97m) a lovely large reception room with high ceilings, ceiling coving. Feature fireplace with marble surround and mantle and wood burning stove. Wide box bay to front elevation comprising of period style double glazed timber framed sash windows with built in plantation shutters. Engineered oak flooring, built in book casing to chimney recesses and contemporary radiators.

SOCIABLE EXTENDED KITCHEN/DINING SPACE: (28'5" x 19'8") (8.65m x 5.98m) a generous extended sociable kitchen/dining and living space, described separately as follows:

Kitchen Area: a beautiful shaker style kitchen with granite worktops. Integrated appliances including two Siemens ovens, microwave over and an induction hob with extraction. 1 ½ bowl sink and drainer unit, further appliance space for American style fridge/freezer and dishwasher. Breakfast bar providing additional seating. Wide wall openings connecting the living and dining space.

Living Area: a cozy snug living room with wood burning stove, built in floating shelving to chimney recesses, engineered oak flooring. Wide wall opening into the dining area.

Dining Area: a lovely light filled dining space with curved ended extension with double glazed timber framed doors and windows overlooking and accessing the rear garden. Ample space for dining furniture, further Velux skylight window, engineered oak flooring and a radiator. Door accessing:-

UTILITY ROOM: (11'0" x 6'3") (3.36m x 1.90m) a useful utility space with similar shaker style units and granite worktop with inset sink. Radiator. Plumbing and appliance space for washing machine and dryer. Double glazed timber glazed window to side elevation and door to side accessing rear garden. Further door accessing:-

CLOAKROOM/WC: (6'3" x 3'3") (1.91m x 0.99m) low level wc, pedestal wash hand basin, double glazed window to rear, extractor fan, part tiled walls, tiled floor and a radiator.

STUDY: (13'7" x 11'0") (4.13m x 3.35m) a useful second reception room currently used as a home office, but would work equally well as a children's play room or music room with bespoke cabinetry with open book shelving over. Engineered oak flooring, radiator, high ceilings, double glazed timber framed sash windows to side and double glazed French doors to rear accessing the southerly facing sunny rear garden.

FIRST FLOOR

LANDING: spacious central landing with glazed rooflight window providing plenty of natural light through the landing and stairwell. Further timber framed sash windows to front elevation and loft hatch. Doors off to all four bedrooms and the family bathroom/wc.

BEDROOM 1: (front) (19'0" x 13'5") (5.80m x 4.10m) a lovely bright double bedroom with double glazed timber framed window to front, original exposed stripped floorboards, high ceiling, two sets of built in wardrobes and a radiator. Door accessing:-

En-Suite Shower Room/WC: (8'5" x 4'6") (2.57m x 1.37m) a white suite comprising a walk-in shower area with recessed alcove shelf, low level wc, wash hand basin with storage drawer beneath, Velux skylight window, inset spotlight, heated towel rail and an extractor fan.

BEDROOM 2: (rear) (13'8" x 10'10") (4.16m x 3.31m) a double bedroom with two built-in wardrobes, timber framed double glazed windows to rear elevation and a radiator.

BEDROOM 3: (rear) (11'9" x 11'6") (3.58m x 3.51m) a double bedroom with double glazed timber framed windows to rear elevation, overlooking the rear garden. Radiator. Loft hatch access with pull down ladder accessing the loft space which houses the gas central heating boiler.

BEDROOM 4: (rear) (12'1" x 7'10") (3.68m x 2.39m) a double bedroom with high ceilings, timber framed double glazed windows to rear and a radiator.





FAMILY BATHROOM/WC: a well appointed family bathroom with a white suite comprising of a bath with system fed shower over and recessed alcove shelf, low level wc, wash hand basin with storage drawers beneath, heated towel rail/radiator, inset spotlights, extractor fan and timber framed double glazed windows to front elevation.

OUTSIDE

FRONT GARDEN: the property is set well back from the road and has a lovely level lawned front garden with low level period boundary walls and deep flower borders containing various plants and shrubs. There is a wide tarmacked pathway approaching the property and handy side access through to the rear garden.

REAR GARDEN: (approx. 70ft including garage and rear driveway x 48ft) (21.34m x 14.63m) a fabulous westerly facing level lawned rear garden attracting much of the day's summer sunshine, paved seating area closest to the property, level lawned sections. Wide flower borders containing various plants, shrubs and beautiful trees including a magnolia, acer and eucalyptus. Slatted fencing, attractive period boundary wall on one side, gated access to a driveway off Abbey Road and rear access into the single garage.

GARAGE: (17'0" x 10'11") (5.18m x 3.32m) pitched roof and space for a car or useful storage.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.

- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



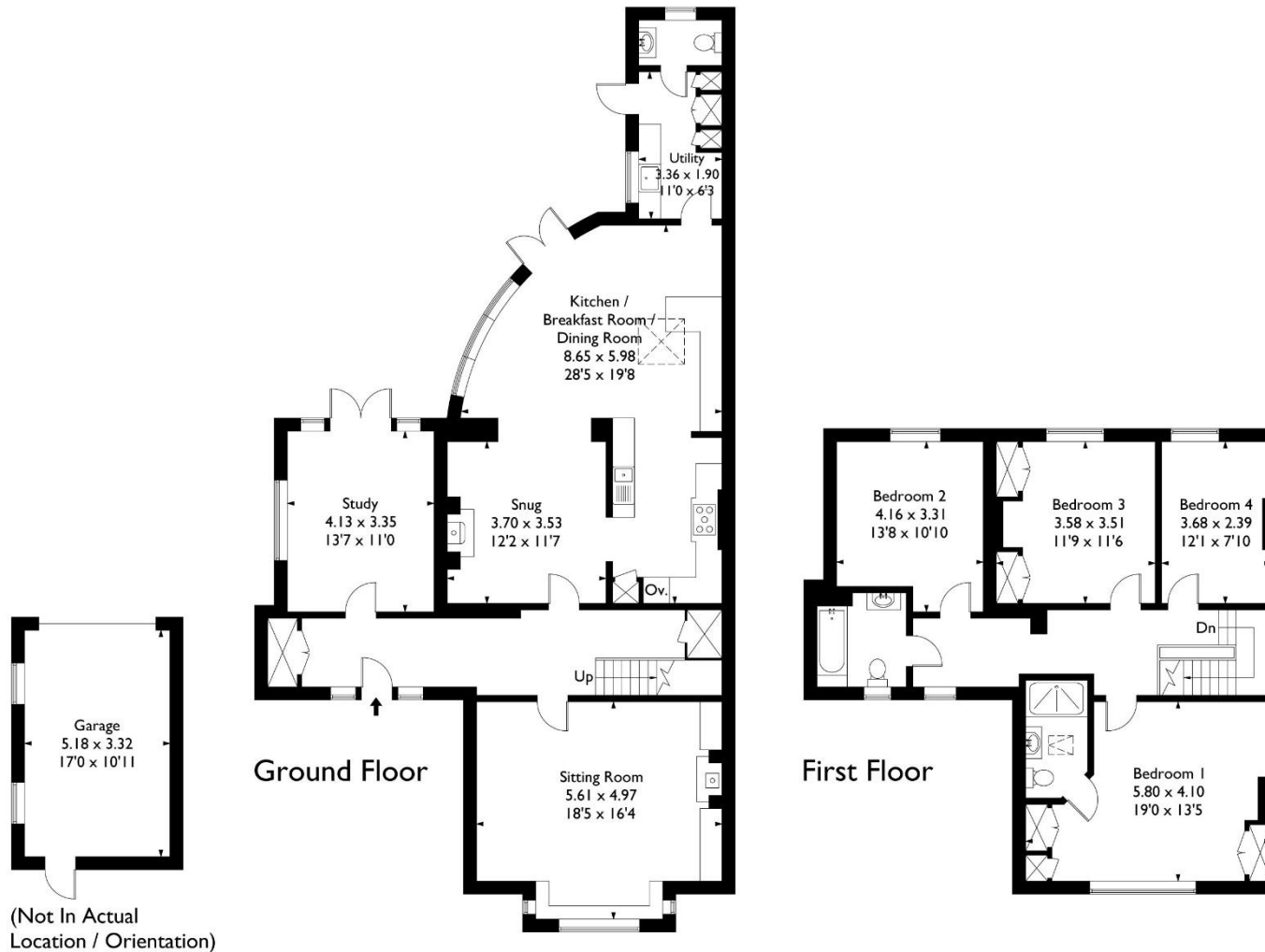


Stoke Lane, Westbury-on-Trym, Bristol, BS9 3RN

Approximate Gross Internal Area = 200.37 sq m / 2156.76 sq ft

Garage Area = 17.20 sq m / 185.13 sq ft

Total Area = 217.57 sq m / 2341.89 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.