



THE HALT
PARRYS CLOSE
STOKE BISHOP
BRISTOL

THE HALT, 16 PARRYS CLOSE, STOKE BISHOP, BRISTOL, BS9 1AW

A BEAUTIFULLY PRESENTED AND EXTENDED DETACHED FAMILY HOME FINISHED TO A VERY HIGH SPECIFICATION, WITH GARDENS TO FRONT AND REAR, DRIVEWAY PARKING AND A GARAGE. THE BRIGHT, LIGHT AND SPACIOUS ACCOMMODATION BRIEFLY COMPRISES OF FOUR BEDROOMS (PRINCIPLE WITH ENSUITE), FAMILY BATHROOM, KITCHEN DINNING LIVING SPACE, SEPARATE DINNING ROOM, SITTING ROOM, STUDY AND UTILITY. TO THE FRONT IS A DRIVEWAY TO THE GARAGE AFFORDING OFF STREET PARKING WITH A PEDESTRIAN WALKWAY AND GARDENS, AND TO THE REAR IS GENEROUS LEVEL PRIVATE ENCLOSED GARDEN THAT IS MOSTLY LAID TO LAWN.

SUMMARY OF ACCOMMODATION

This wonderful detached family home is situated in the heart of Stoke Bishop and has been completely refurbished and extended by the current owners. On entering the property one is immediately aware of the of the finish, which delivers a light, bright and contemporary feel. The well appointed open plan kitchen living apace with full width sliding glass doors opening onto the level garden is striking, and offers any purchaser the option the desired of Al Fresco living. The sitting room with bay window and central fireplace offers a quite space, whilst the separate utility combined with the study and dinning room are perfect for busy family life.

Upstairs there are four bedrooms, the principle is a large double with a bay window and a beautifully appointed ensuite, the other three bedrooms are nicely proportioned and are serviced by a great family bathroom.

Outside there is a driveway affording of street parking and accessing a single garage, and there are pleasant gardens to the front and rear of the property.



LOCATION

Stoke Bishop is a sought-after suburb in North West Bristol, adjacent to circa 400 acres of public open space known as The Downs. The property is well positioned offering good access to the city centre, the M4 / M5 motorway network and Cribbs Causeway shopping centre. Local shopping can be found within in a short walk on Stoke Lane and Westbury Park, which has a Waitrose, local fishmonger and butcher. The nearest golf courses are located at Shirehampton and Henbury and there is a David Lloyd centre in nearby Westbury on Trym.

The property is well placed for both state and private schools and is within the Elmlea Primary School nearby and Bristol Free School too. Badminton School, Red Maids and Oasis (formally St Ursula's are situated in Westbury-on-Trym, whilst Clifton College, Clifton High School, Bristol Grammar School and Queen Elizabeth's Hospital are all situated in the Clifton area.

Bristol itself has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the Ashton Court Estate, as well as the aforementioned Downs. There is a rich history which can be seen throughout the city, in particular Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside offers a wealth of restaurants and bars, for the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".

USEFUL INFORMATION

TENURE: Freehold

LOCAL AUTHORITY: Bristol City Council - (0117) 922 2000

COUNCIL TAX BAND: We understand it to be band F and that the charge for 2026/2027 is £3,919.76

VIEWING: Strictly by prior appointment with Hydes of Bristol.

BROADBAND: Ultrfast with Download and Uploads Speeds up to 10,000 Mbps - source OFCOM

Mobile Phone Coverage: Good outdoor and Good/Variable indoor for O2, Vodafone, EE and Three – source OFCOM

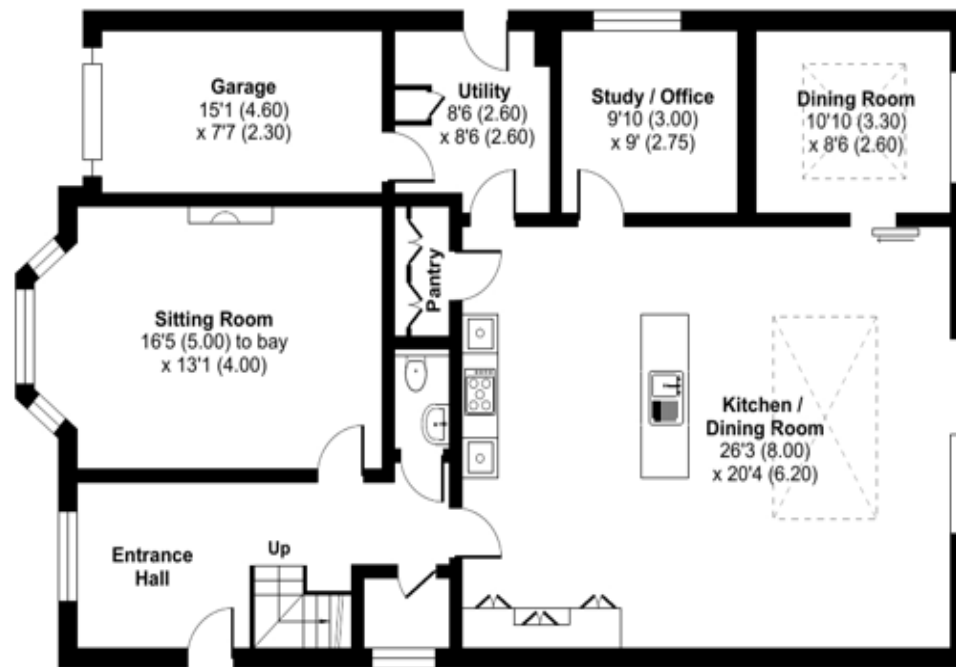
Parrys Close, Stoke Bishop, Bristol, BS9

Approximate Area = 2314 sq ft / 214.9 sq m

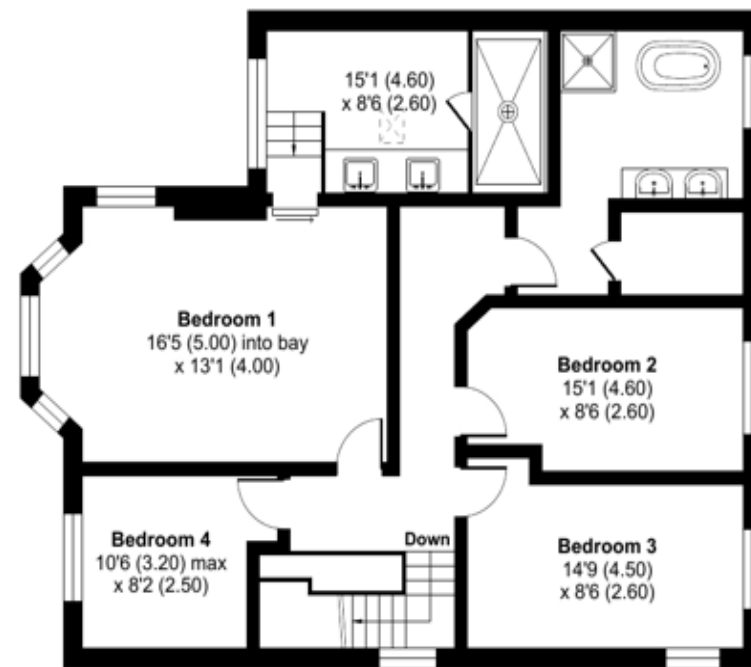
Garage = 121 sq ft / 11.2 sq m

Total = 2435 sq ft / 226.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.




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