

MAGGS & ALLEN

20 COOMBE LANE

STOKE BISHOP, BRISTOL, BS9 2AA

£860,000

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20 Coombe Lane, Stoke Bishop, Bristol, BS9 2AA

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An attractive 1930s detached residence retaining a wealth of stunning original detailing. Offering four bedrooms, three reception rooms, a garage and private rear garden.

Ground Floor

Entering the hallway, notable is the attractive oak panelled walls, plate shelves and flooring that runs through the space. Complemented by ornate stained glass windows on the ground floor and landing, this is a light filled introduction to the property that also features two handy storage cupboards.

The front reception is a comfortably-sized, bay-windowed room with a pleasing outlook of the front garden and currently utilised as a dining room. The original coving and picture rails are retained, and modern uPVC windows are leaded maintain the original aesthetic.

The second reception room is to the rear of the property, and is utilised by the current owners as a lounge. Featuring a square bay with original Crittall windows and double doors allowing direct access to the rear garden, this well-sized room retains the original coving and kitchen hatch.

The breakfast room, retaining the original in-built dresser, is adjacent to the kitchen, and can accommodate a breakfast table and chairs.

The kitchen is fitted with a range of fitted units offering plentiful storage, with original terracotta tiled flooring and partially tiled walls. The kitchen leads to a lobby, in turn offering access to a larder and a ground floor WC.

First Floor

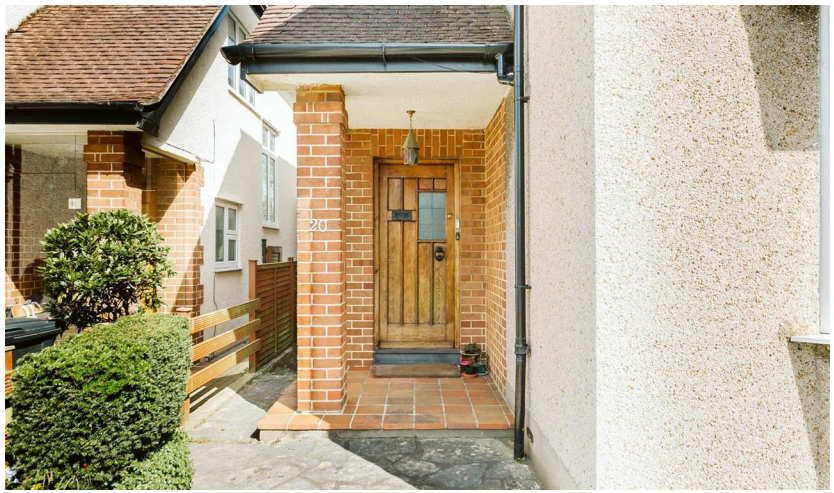
Ascending to the first floor landing, you will find access to four well-proportioned bedrooms, storage cupboard, the family bathroom, and separate WC.

Bedrooms 1 and 2 are large double rooms. Bedroom 1 is a bay-fronted room with leaded uPVC windows and picture rails retained, and bedroom 2 boasts built-in wardrobes and a most pleasing outlook of the rear garden. Bedroom 3 has the benefit of two built-in storage cupboard, and bedroom 4, situated to the rear offers a view of the garden.

The bathroom is fitted with the original art deco style tiles to the walls, with a matching suite comprised of a bath with shower over and basin. Adjacent is the WC.







Externally

Set back from the road, Coombe Lane boasts a beautifully manicured front garden with dwarf boundary lawn, three beds containing a range of mature shrubs, lawn and driveway parking leading to the garage - which has electric supply. The property has its original art deco-influenced façade retained; including the front door, partially tiled bay and decorative brickwork offering handsome curb appeal.

The rear garden has been much-loved for the 54 years of the current owners' custodianship. This is evident with the vast array of mature shrubs and trees that adorn the garden. Accessible immediately from the rear reception and the kitchen is a large patio, with a hard standing for the shed adjacent. The garden is otherwise laid mainly to lawn with well-stocked flower beds, and benefits from sun through much of the day.

Vendor's Comments

"The property is well located with good schools, a small shopping area nearby, and has easy access to sports facilities, open green spaces, and the city centre.

The house has an attractive oak-panelled hall with coloured leaded light windows and spacious rooms. The garden is flat and sunny, and has been enjoyed by the family in our time here.

Fifty-four years speaks for itself!"

Schools

Elmlea Junior School - Distance: 0.4 miles
Stoke Bishop Church of England Primary School - Distance: 0.45 miles
Badminton School - Distance: 0.54 miles
Redmaids' High School - Distance: 0.77 miles

Location

Stoke Bishop is a desirable, affluent and leafy suburb of Bristol offering a blend of attractive housing ranging from grand Victorian mansions to 1930s semi-detached residences.

The 400 acres of open green space of the Downs, and Blaise Estate nearby are two of a number of beautiful walks the area has to offer on its doorstep.

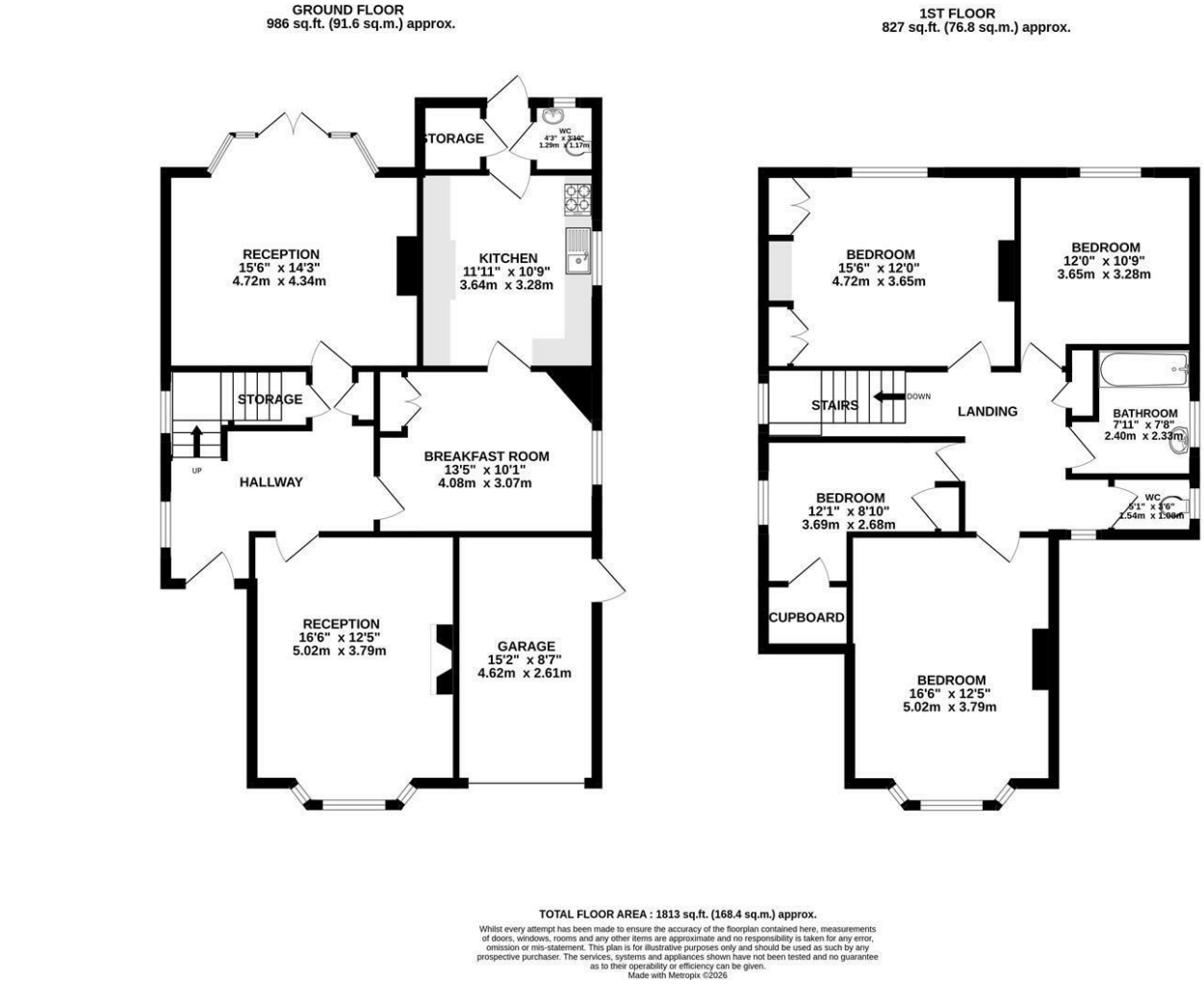
For families, highly regarded schools are numerous; Badminton School, Redmaids' High School, Stoke Bishop CofE Primary, and Elmlea Junior School are all within walking distance.

Shops, cafes and restaurants are in abundant supply spread across the nearby Stoke Lane, Henleaze high street, North View and Westbury-on-Trym village.

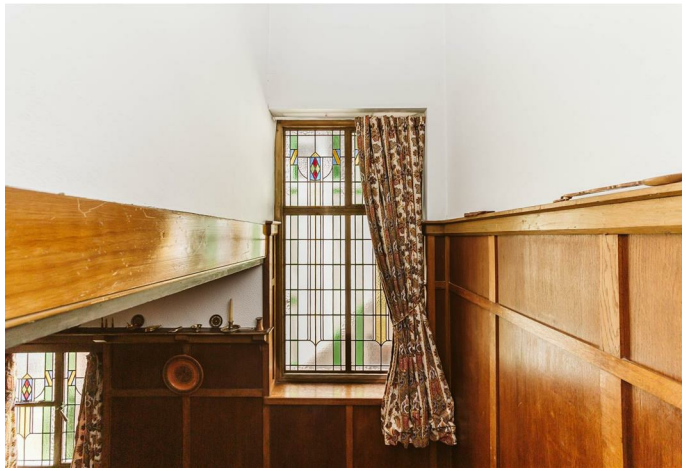












- A detached 1930s residence
- Retaining an abundance of attractive original features
- Off-street parking and garage
- Level, well-stocked gardens to front and rear
- Three reception rooms
- Excellent schools and open green spaces in close proximity
- An attractive property
- Excellent storage options
- Scope to extend and modernise

Guide Price: £860,000

Tenure: Freehold

Council Tax Band: F

EPC Rating: D

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.

MAGGS & ALLEN















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