



17a Druid Stoke Avenue, Stoke Bishop  
Guide Price £2,350,000

RICHARD  
HARDING



# 17a Druid Stoke Avenue,

Stoke Bishop, Bristol, BS9 1DB

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An immensely inviting, attractive and incredibly spacious (5,336 sq. ft.) 6 double bedroom, 3 reception room period residence with gated in/out driveway, additional off road parking, a double garage and breathtaking south-easterly facing gardens with wonderful views over Stoke Bishop and Sneyd Park.

## Key Features

- Balanced lateral accommodation with wonderful room proportions and many period features, with a tranquil leafy outlook from all aspects.
- **Ground Floor:** entrance vestibule, reception hallway, spacious lounge with central double doors opening to rear garden, dual aspect sitting room, dining room, sociable light and airy kitchen/breakfast room, rear lobby, utility room, cloakroom/wc and storage cupboards.
- **First Floor:** landing, bedroom 1 with en-suite bath/shower room/wc, bedroom 2, bedroom 3, bedroom 4, bedroom 5, bedroom 6, family bath/shower room/wc, second family bathroom/wc and cloakroom/wc. Inner landing (currently used as a dressing room) with staircase to second floor.
- **Second Floor:** generous loft room (44'2 x 14'0) with Juliet balconies and en-suite shower room/wc.
- Incredible gardens with the plot measuring 125ft across and the property being set 40ft back from the gated driveway entrance, with beautiful lawned sunny rear gardens PLUS additional terraced wooded gardens offering incredible views over the surrounding area and additional terraced seating areas.
- Situated on one of Stoke Bishop's most sought after roads, this beautiful double fronted and most attractive home is also conveniently located close to the Stoke Lane and Stoke Hill shops, bus connections to central areas and the green spaces of Stoke Lodge and Canford Park.
- Enjoyed by the current owners for 30 years, this fine period home has much to offer.





## **GROUND FLOOR**

**APPROACH:** via double gates providing access to a landscaped in and out driveway, forming a crescent in front of the property, with lawned front gardens surrounding, pathway leading up to the attractive covered entrance and main front door to the house, and onto the inner driveway. There is a further driveway affording off-road parking for at least two cars leading up to the double garage.

**ENTRANCE VESTIBULE:** high ceilings, picture rail, flooring with inset floormat and original part leaded glazed door accessing the central reception hallway.

**RECEPTION HALLWAY:** (28'3" x 8'9" max) (8.61m x 2.67m) a welcoming central entrance hallway with original oak wood flooring. Doors radiate off to the lounge, sitting room, dining room and kitchen/breakfast room. Doors off to a ground floor cloakroom/wc and separate cloaks/boot room cupboard. Staircase rising to first floor landing with understairs storage cupboard.

**LOUNGE:** (rear) (24'10" x 19'3" max into bay) (7.57m x 5.86m) a spacious lounge with an abundance of natural light provided by the tall sets of double glazed windows to rear, overlooking the rear garden, further glazing to side with central double doors accessing a covered seating area and the rear garden. Period Minster style fireplace, original oak wood flooring, radiator and ceiling coving.

**SITTING ROOM:** (front) (16'10" x 13'11") (5.12m x 4.25m) dual aspect double glazed windows to front and side, period stone Minster fireplace with woodburning stove, high ceilings with ceiling coving and a radiator.

**DINING ROOM:** (rear) (16'0" x 13'11") (4.87m x 4.25m) a good sized third reception room with high ceilings, ceiling coving, exposed stripped floorboards, radiator and double glazed windows to rear offering a lovely open outlook over the south facing rear gardens.

**KITCHEN/BREAKFAST ROOM:** (22'8" x 16'9") (6.92m x 5.12m) a light and airy sociable kitchen/breakfast room with a fitted kitchen comprising base and eye level cupboards and drawers with granite worktops over, central island, chimney recess with Aga and mantle over, further appliance space for electric cooker and dishwasher, inset 1 ½ bowl stainless steel sink and drainer unit, integrated fridge/freezer, dual aspect double glazed windows to front and side, radiator and a built-in dresser. Door off to the rear lobby, which in turn accesses the utility room and side entrance to the property.

**UTILITY ROOM:** (14'10" x 9'3" max) (4.51m x 2.83m) a range of base and eye level units with roll edged laminated worktop over and inset double bowl sink and drainer unit, double glazed windows to rear and side, floorstanding Worcester gas central heating boiler, built-in larger cupboard and appliance space for fridge/freezer and washing machine.

**CLOAKROOM/WC:** low level wc, wash hand basin set into a marble counter with storage cabinet beneath, wood flooring, radiator, part tiled walls and a high level double glazed window to front.

## **FIRST FLOOR**

**LANDING:** 41'0"/12.50m in length; an impressive first floor landing with light provided by the tall double glazed window to front providing light through the landing and stairwell, high ceilings with picture rail. Doors leading off to 6 double bedrooms, 2 family bathrooms and a separate cloakroom/wc. Further door accesses an inner landing (currently used as a dressing room) which houses the second Worcester combination boiler and with a staircase rising to the second floor landing.

**BEDROOM 1:** (rear) (19'3" max into bay x 14'5") (5.86m x 4.39m) a beautiful principal double bedroom with wide bay to rear with double glazed windows attracting all of the day's sunshine and offering a wonderful sylvan outlook over the rear garden towards the wooded section behind, high ceilings with picture rail, radiator. Door accessing:-

**En-Suite Bath/Shower Room/WC:** (12'4" x 10'0") (3.76m x 3.05m) a generous en-suite with a double ended bath with splashbacks, two sinks set into marble counter with storage cabinets beneath, oversized shower enclosure with system fed shower, built-in wardrobes and storage either side of shower enclosure, double glazed windows to rear, high ceilings with inset spotlights, tiled floor, part tiled walls and heated towel rail.

**BEDROOM 2:** (front) (16'9" x 13'11") (5.10m x 4.25m) high ceilings with picture rail, dual aspect double glazed windows to front and side, built-in wardrobes to chimney recesses and a radiator.

**BEDROOM 3:** (rear) (15'11" x 13'11") (4.84m x 4.23m) a double bedroom with a double glazed window to rear offering a similar outlook as bedroom 1, stripped floorboards and a radiator.

**BEDROOM 4:** (front) (13'11" x 11'10") (4.25m x 3.61m) a double bedroom with dual aspect double glazed windows to front and side, high ceilings with picture rail, and a radiator.

**BEDROOM 5:** (rear) (13'1" x 10'11" max into chimney recess) (4.00m x 3.33m) dual aspect double glazed windows to rear and side, exposed stripped floorboards, built-in wardrobe/storage cupboard, and a radiator.

**BEDROOM 6:** (rear) (16'1" x 11'9") (4.87m x 3.63m) currently used as a home office and occasional guest double bedroom; dual aspect double glazed windows to rear and side, high ceilings with picture rail, radiator, built-in desk with storage cabinets and bookshelving beside, overlooking the rear garden.

**FAMILY BATH/SHOWER ROOM/WC:** modern white suite with a double ended bath, shower enclosure with system fed shower, built-in linen cupboards, sink set into a counter with storage cabinets beneath, double glazed windows to front, part tiled walls, tiled floor and a heated towel rail.

**BATHROOM/WC:** a smaller bathroom with a coloured suite comprising panelled bath, low level wc, wash hand basin with storage cabinet beneath, tiled walls, tiled floor, small radiator and a double glazed window to side.

**CLOAKROOM/WC:** low level wc, window to front elevation.



## SECOND FLOOR

**LOFT ROOM:** (44'2" x 14'0") (13.47m x 4.27m) an exceptional space, currently used as a home gym and renovated approximately 10 years ago, with two dormers added with Juliet balconies to the rear offering a breathtaking view over the rear garden and valley beyond up through Stoke Bishop. This open space offers great flexibility in its use as either a hobby space, work space for home, children's games room etc. There are Velux skylight windows to front and low level doors accessing generous eaves loft storage spaces. Further door accessing:-

**En-Suite Shower Room/WC:** white suite comprising a walk-in shower enclosure with dual headed system fed shower, low level wc, wall mounted basin, skylight window, tiled walls, tiled floor, inset spotlights, extractor fan and heated towel rail.

## OUTSIDE

**FRONT GARDEN & OFF-STREET PARKING:** this handsome family home sits in a large garden plot with the frontage measuring 125ft across and 40ft in depth to the house (38.10m x 12.19m). There is an in and out driveway with two sets of double gates approaching the main entrance to the house, with lawned gardens surrounding with a semi-circular raised border to front containing various plants and shrubs, with a mature central copper beech tree. To the left hand side of the in and out driveway there is a further lawned garden with a mature apple tree and further driveway off road parking beside, which leads up to the double garage.

**DOUBLE GARAGE:** (19'10" x 18'1") (6.05m x 5.50m) an electric door accesses a generous double garage with additional garden stores behind.

**REAR GARDEN:** (120ft max x 57ft max) (36.58m x 17.37m) a superb level lawned rear garden wraps around the rear and side of the property with a southerly aspect enjoying much of the day's sunshine. The attractive rear elevation of the house is bathed in sunlight and has a wisteria trained across the rear with deep flower borders in front containing a colourful display of plants, roses and shrubs. The lawned side garden has a pergola with vine growing over providing some welcome summer shade, a period greenhouse and a pathway with steps leading down to the lower terraced gardens with various seating areas to enjoy an incredible leafy elevated outlook across the valley behind.

## 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: H

### 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		75 C
55-68	D	67 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.**





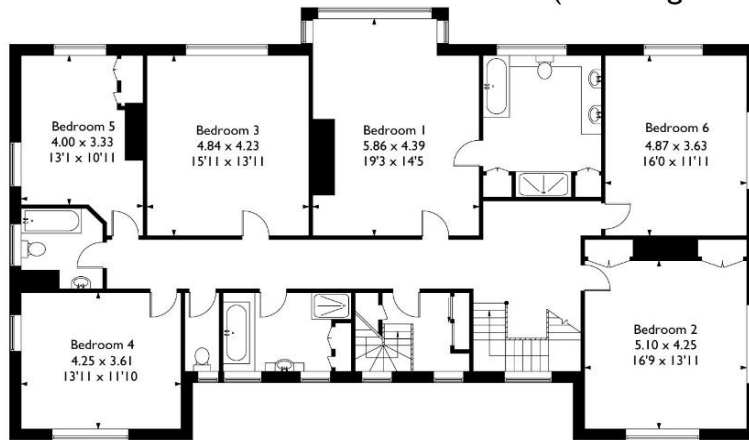
# Druid Stoke Avenue, Stoke Bishop, Bristol BS9 1DB

Approximate Gross Internal Area 451.4 sq m / 4858.6 sq ft

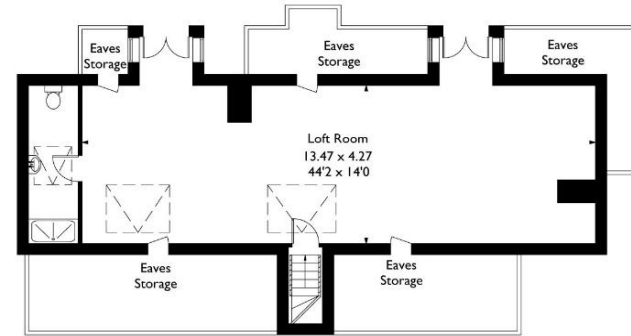
Garage Building Area 44.4 sq m / 477.8 sq ft

Total Area 495.8 sq m / 5336.4 sq ft

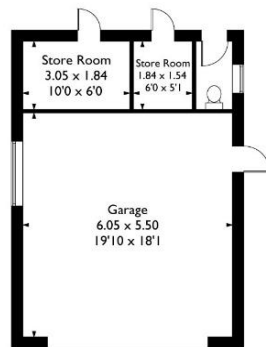
(Including Eaves Storage)



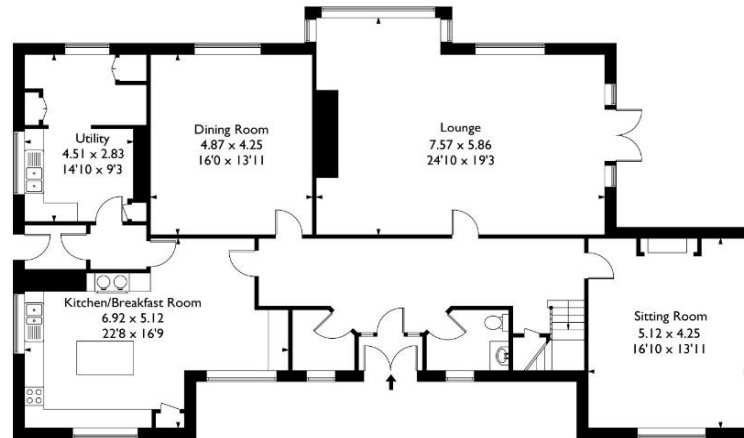
First Floor



Second Floor



Garage



Ground Floor

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.