



Serendipity, Stockwell Glen, Downend, Bristol, BS16 6XD

Offers Over £700,000

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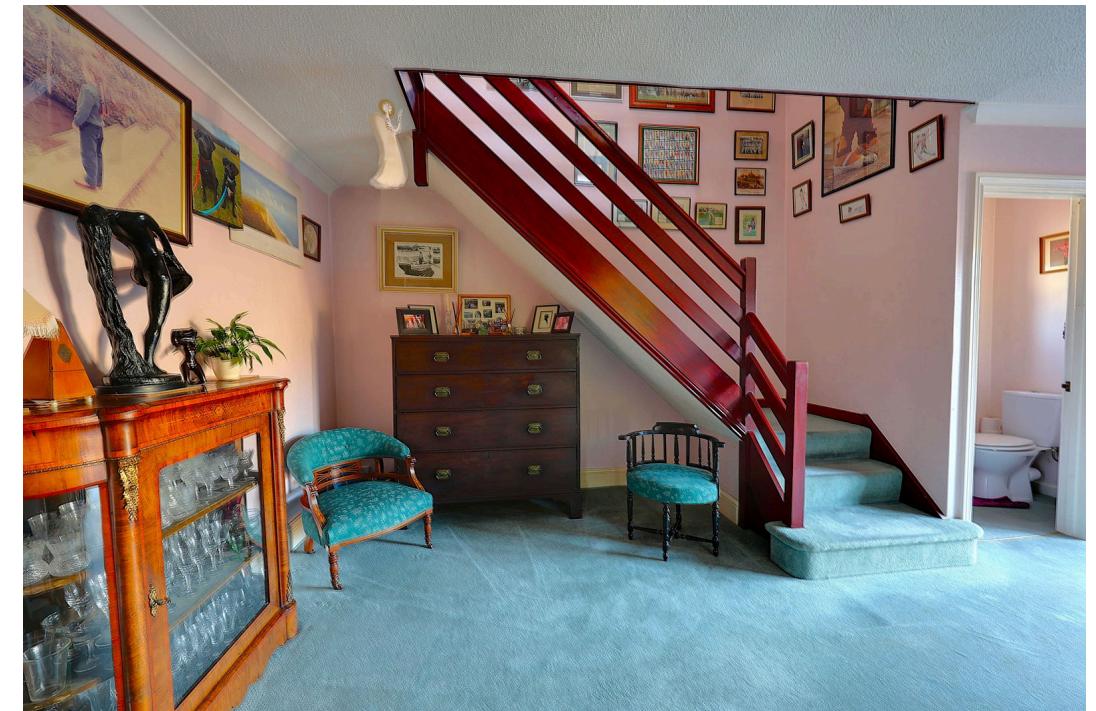
# Serendipity, Stockwell Glen, Downend, Bristol, BS16 6XD

## Quote Reference N0664 To Arrange Your Viewings

'Serendipity', a fine detached house, forming one of just three individual houses tucked away off a spur known as Stockwell Glen. It's rare to find a generous family home affording privacy in this way yet walkable to the amenities many families need as well as great commuting links nearby. This home is exciting with its large space, potential to add more too. Not to mention it has its own Swimming pool!

Then there is the option to add an annexe as my vendors gained permission to do but never carried out, once reinstated this is a viable option. There are four bedrooms, three reception rooms and so much more here.

Lose yourself here and revel in finding this home that just by chance, may of been the very house you have always been looking for!





## Entrance Hall

Obscure double glazed door and window to the side aspect, textured and coved ceiling, stairs leading to the first floor and a radiator.

## Snug

3.36m x 3.16m (11'0" x 10'4")

Double glazed sliding door to the rear aspect, textured and coved ceiling, radiator and television aerial.

## Living Room

6.76m x 5.45m max(22'2" x 17'10")

Tow sets of double glazed French doors and a double glazed window to the rear aspect, opening to the dining room, stone fire place with an inset log burner, three wall lights, two radiators, television aerial and two storage cupboards with shelving.





## Dining Room

3.47m x 3.36m (11'4" x 11'0")

Double glazed window to the rear aspect, doors to the kitchen and rear lobby, opening to the living room. Textured and coved ceiling, radiator and tiled flooring.

## Kitchen

3.36m x 3.14m (11'0" x 10'3")

Double glazed window to the side aspect, recessed spot lights, a range of wall and base units, tiled splash backs with laminate work surfaces including a composite one & half bowl sink/drainer with a mixer tap over. There is a range cooker with a gas hob, spaces for a fridge, dishwasher and tumble dryer. One cupboard houses the floor mounted boiler. The room has tiled flooring.

## Rear Lobby

2.15m x 1.15m (7'0" x 3'9")

Door to the rear aspect, double glazed window to



## Landing

Double glazed window to the front aspect, textured ceiling, loft hatch with a pull down ladder, partially boarded and with a light. Along the landing is a radiator, small cupboard with shelving and a large linen cupboard housing two water cylinders, shelving and water pumps.

## Bedroom One

5.19m x 3.25m (17'0" x 10'7")

Double glazed window to the rear aspect, two wall lights, radiator and a large fitted twin wardrobe.

## Ensuite

3.22m x 2.27m (10'6" x 7'5")

Obscure double glazed window to the side aspect, textured ceiling, extractor fan, tiled walls, shaving socket, towel radiator and a standard radiator. There is a four piece suite comprising of a Jacuzzi bath with a shower attachment, double shower cubicle with a mixer shower over,



## Bedroom Two

5.45m x 3.39m (17'10" x 11'1")

Tow double glazed windows to the rear aspect, textured ceiling, fitted twin wardrobes, radiator and a television aerial.

## Bedroom Three

3.32m x 3.18m (10'10" x 10'5")

Double glazed window to the rear aspect, textured ceiling, radiator and a television aerial.

## Bedroom Four

3.29m x 2.2m max (10'9" x 7'2")

Double glazed window to the side aspect, textured ceiling, radiator and fitted double wardrobes.





## Bathroom

2.46m x 2.11m (8'0" x 6'11")

Obscure double glazed window to the front aspect, textured ceiling, tiled walls and a white towel radiator. There is a three piece suite comprising of a bath with a shower screen and mixer shower over, pedestal wash hand basin and a low level WC.

## Rear Gardens

30m x 26m (98'5" x 85'3")

Enclosed by wall, fence and deep leylandii tree lined boundaries with the driveway gate giving side access. The garden is level and has several areas of different textures and spaces. Behind the house is a long patio area which in turn leads onto a lawn area. A narrow tree line then leads to the rest of the garden with more lawn areas, a summer house and garden shed. Occupying the centre of the garden is the pool house with a 30 feet long swimming pool. To the side of the house is an outside sink and water supply plus power sockets.



## Outbuildings

Adding the garage is the Office measuring 4.46m x 2.83 m and has a side access door and window, power and light with a carpet floor.

There is a pump room next to this measuring 2.81m x 2.69m with a side access door and window and includes the water heater(not working) pump and filtration system.

Planning option to extend above to make an annexe see agents notes.

## Garage

3.85m x 2.81m (12'7" x 9'2")

Electronic garage door, door and window to the side aspect, with poor and light.

## Driveway

The driveway has a double wooden gate that swings across and the driveway is laid to tarmac and can accommodate four cars.(The gate was powered and needs repairing but works)



## Agents Notes

Kindly note some items mentioned or seen in the photographs may not be included in the property, please check with the Property Agent. For further information or details about this property please visit. [nigelfudge.exp.uk.com](http://nigelfudge.exp.uk.com)

EPC = Pending, Council Tax Band – F (£3,349.78 PA estimate) – South Gloucestershire Council.

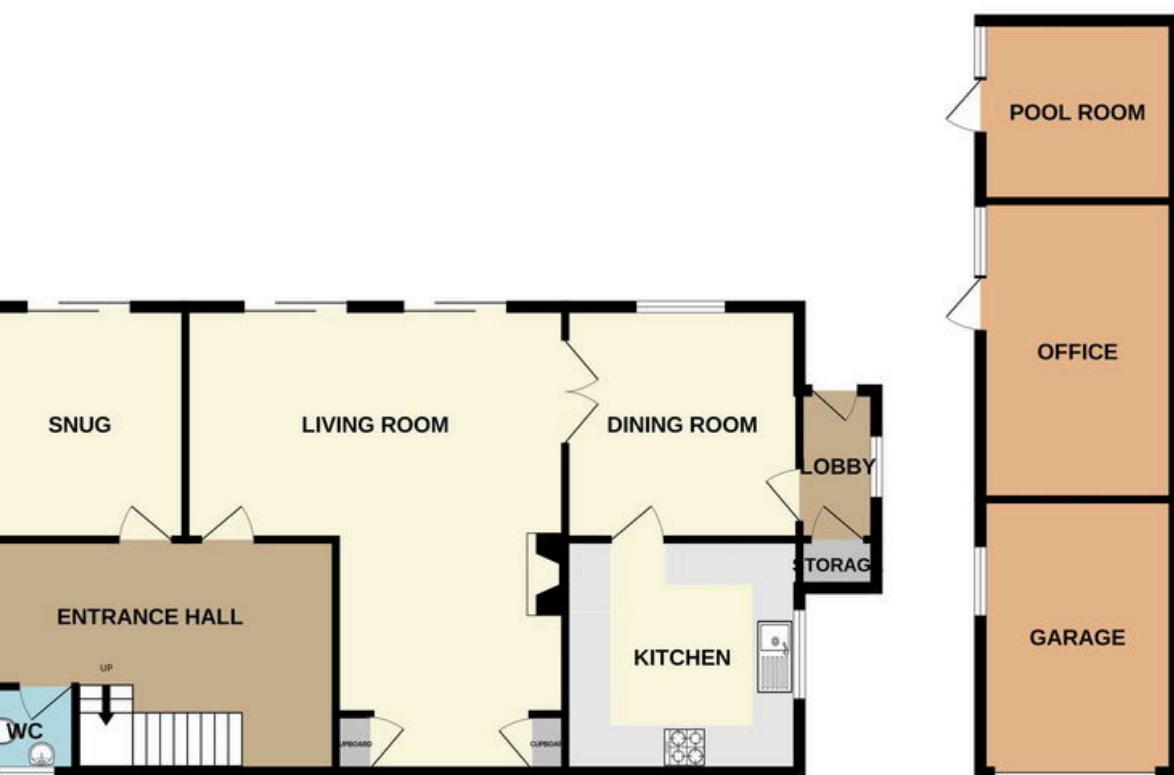
Services - Mains electricity, Mains gas, Mains water, Mains drainage. Freehold property. Built circa 1980.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
1264 sq.ft. (117.4 sq.m.) approx.



1ST FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 2157 sq.ft. (200.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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