



1a Glen Drive
Bristol, BS9 1SA



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A turnkey, southwest facing, detached family home with EPC B, private gardens and off-street parking for multiple cars in a prime BS9 location.

Detached, southwest facing, energy efficient, family home in a prime BS9 location | Modern, NEFF kitchen dining room with direct garden access | Generous, bay sitting room with log burner, bespoke joinery and stone fireplace | Home office with CAT 7 broadband and HIK Vision CCTV | Principal bedroom with new en suite and underfloor heating | Three further double bedrooms and a family bathroom with underfloor heating | Substantial, fully insulated loft space with Velux window and CAT 7 broadband | 16 solar panels with 9.5kWh battery backup | Sizeable storage room with adjoining covered courtyard | Private, southwest facing lawned garden with new composite decking and electric awning | EPC: B

Situation

Perfectly positioned in the highly sought-after residential enclave of Stoke Bishop, Glen Drive enjoys an enviable setting that combines the tranquillity of a leafy, established neighbourhood with convenient access to Bristol's most desirable amenities and green spaces.

A short distance away, the amenities of Stoke Hill provide a range of everyday conveniences, while within an easy commute is a large Waitrose supermarket in Henleaze and across The Downs numerous independent retailers, bars and restaurants in Clifton village and along Whiteladies Road.

Nature lovers will appreciate the nearby Old Sneyd Park Nature Reserve and University Botanical Gardens, offering peaceful retreats amid beautiful natural surroundings. The expansive open spaces of The Downs are also within easy reach, providing an exceptional setting for leisurely walks, outdoor pursuits and enjoying the fresh air.

The property is particularly well placed for families, with Elmlea Infant and Junior Schools nearby, as well as abundant private schools in the area, most notably Badminton School for Girls and Redmaids High School with Clifton College, Clifton High School, BGS and QEH located just across The Downs.







For Sale Freehold

A very well appointed and maintained, southwest facing, detached family home with 16 solar panels, thick insulation and double glazing throughout ensuring excellent environmental credentials.

The house has been well looked after and improved by the current owners with work including: new double glazed windows throughout (with integrated blinds in south facing elevation), new boiler (2022), lighting and electrical upgrades, new block paved drive (2022), new NEFF kitchen opening up into the dining room, Karndean oak effect flooring on the ground floor and woollen carpeting upstairs, new bathrooms with underfloor heating, CAT 7 broadband, new composite decking in the garden with electric LED awning and heater and a semi converted, fully insulated loft space with new Velux window overlooking the garden.

The house is approached via a spacious block paved drive with ample parking for circa four vehicles with wrap around brick walling for added security as well as HiK Vision CCTV. The front door opens into a spacious entrance hall with Karndean oak effect flooring and ample space for coats and boots. Immediately to the right, an oak door leads into a charming bay sitting room warmed by a modern log burner with a smart stone surround and granite hearth. Bespoke shelving and cabinetry with oak worktops have been fitted in the alcoves either side providing excellent storage.

Double oak doors lead into the kitchen dining room which has been knocked through to provide a lovely, sociable open plan space with direct garden access via French doors. The kitchen is modern and high spec with Dekton worktops, integrated sink with macerator and Quooker tap, ample wall and base units with twin carousel corner cupboards providing excellent storage and integrated NEFF appliances including a self-cleaning double oven, combi oven, plate warmer, induction hob with Faber extractor and a full height fridge. The Miele washing machine and dishwasher are free standing and subject to negotiation. The adjoining dining area is spacious with ample space for circa six people dining.

Back off the hall is a sizeable home office, fully kitted out with an abundance of plug sockets, CAT 7 broadband and surge protection. A large picture window ensures abundant natural light and the room provides a generous space for home working. Next door, the owners have transformed the garage into a large, dry storage space with its own access and a charming porthole window. The solar controls, 9.5 kWh battery, and a free-standing Miele freezer (subject to negotiation) are stored here and there is abundant storage for large items. To the rear, a covered courtyard area provides useful further storage.

A woollen carpeted staircase with timber handrails and spindles leads up to the first-floor landing. Bedrooms one and two overlook the front elevation, whilst three and four as well as the family bathroom overlook the garden. The principal suite is very well proportioned with a charming bay and triple integrated wardrobes providing ample





storage. The en suite has been fitted this year (2026) and is fully tiled with a double walk-in rain shower, fitted toiletry cupboard, wall mounted sink with mirror, premium Duravit WC and underfloor heating.

Bedrooms two and three are both decent doubles with integrated wardrobes whilst bedroom four is also a double albeit without fitted storage. Bedroom two is fitted with CAT 7 broadband whilst bedroom three houses the Siemens drying machine (subject to negotiation). The bedrooms are served by a spacious, fully tiled family bathroom with bath and rain shower over, WC, wall mounted sink unit and a large window with a deep sill. Adjacent is a useful laundry cupboard.

A hatch off the landing provides access to a substantial, fully insulated loft space with exposed beams and a new Velux window providing views over the garden. The boiler is located here as well as a CAT 7 server providing super-fast broadband. The space is highly versatile with excellent head height and would work well as a home office, gym or as conversion to a master suite (subject to the necessary consents).

Externally, the gardens are southwest facing, private and secure with high brick walling and fencing providing exceptional privacy and security for dogs or children playing. The lawn is level and bordered by flowerbeds of rose, peony, rosemary and a charming clematis adorned garden bench. Adjoining the house is a fantastic, newly installed, composite deck providing a sunny spot for al fresco dining underneath a substantial electric awning complete with LED lighting and electric heating.

All in all, this is a superb family home with a high spec finish, sunny orientation, private gardens and abundant off-street parking with excellent potential to add further value by converting the loft in a very popular Stoke Bishop location.

ServicEs: Mains gas, drains, water and electricity

Local Authority: Bristol City Council: 0117 922 3000
Council Tax: Band F

DirECTIONS: Post Code BS9 1SA

ViEWing: Strictly by appointment with Rupert Oliver Property Agents



Glen Drive, Bristol, BS9

Approximate Area = 1882 sq ft / 174.8 sq m

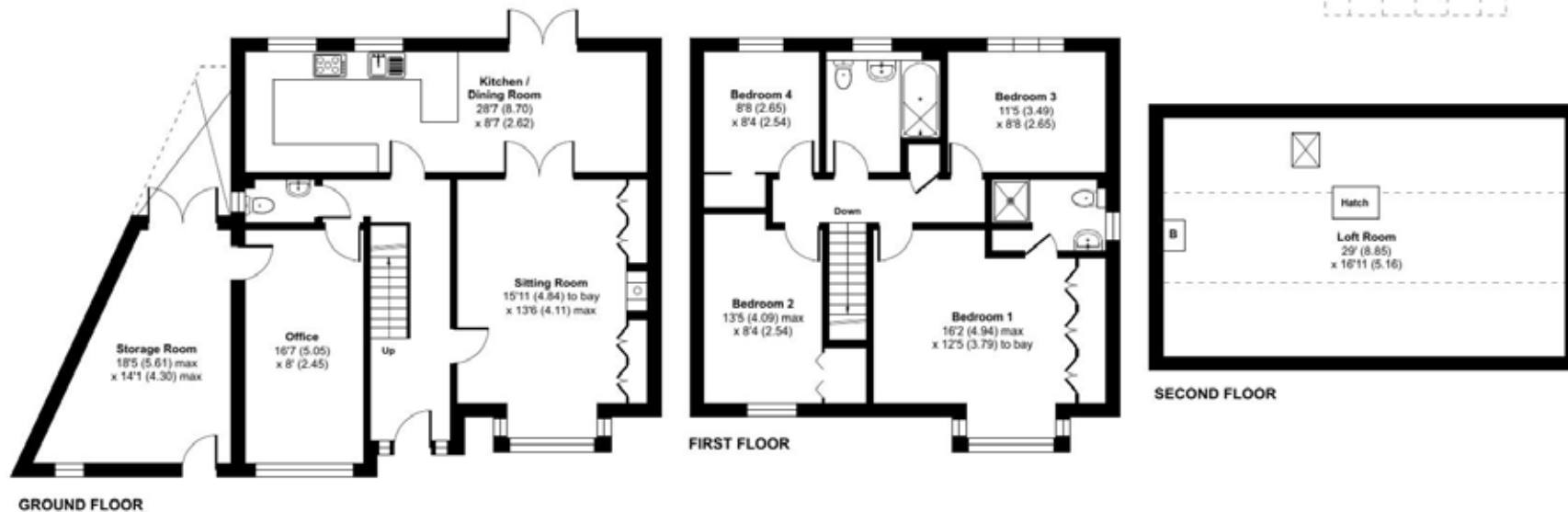
Limited Use Area(s) = 297 sq ft / 27.5 sq m

Total = 2179 sq ft / 202.3 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Rupert Oliver Property Agents. REF: 1535226