



16 Cedar Park, Stoke Bishop
Guide Price £835,000

RICHARD
HARDING



16 Cedar Park,

Stoke Bishop, Bristol, BS9 1BW

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An immaculately presented and characterful 4 bedroom 1930s link-detached family home, situated in a popular side road in Stoke Bishop, enjoying off-road parking for at least two cars, a garage, and wonderful front and rear gardens.

Key Features

- Positioned on a highly desirable tree-lined road in leafy Stoke Bishop within just 150 metres of Stoke Bishop C of E Primary School and opposite Stoke Bishop Croquet Club, nearby local shops and convenience stores on Shirehampton Road and within easy reach of Stoke Lane shops, Westbury-on-Trym village and bus routes to central areas.
- **Ground Floor:** entrance hallway with understairs cloakroom/wc, bay fronted sitting room, second reception room with access onto the rear garden and wood-burning stove, well-appointed kitchen/breakfast room, also accessing the garden, and garage/utility space.
- **First Floor:** landing with lovely original stained glass window, 4 bedrooms (two doubles and two singles) and family bath/shower room/wc.
- A much loved family home with many original features, a beautiful garden, and offered with **no onward chain**.





GROUND FLOOR

APPROACH: via a paved driveway providing off-road parking for at least two family-sized vehicles. The driveway runs alongside a pretty front garden and leads towards the attractive entrance to the property.

ENTRANCE PORCH: with an inset floor mat and original part glazed oak front door, opening into:-

ENTRANCE HALLWAY: a welcoming and particularly spacious entrance hallway with original staircase rising to the first-floor landing, wall mounted thermostat control for the central heating, useful understairs cloakroom/wc, and doors leading to the principal reception rooms and kitchen/breakfast room.

SITTING ROOM: (16'1" x 12'2") (4.91m x 3.72m) a wonderful bay fronted sitting room with high ceilings, ceiling coving, a feature fireplace and a radiator. A wide front facing bay incorporates double glazed windows overlooking the front garden.

RECEPTION 2/DINING ROOM: (15'7" x 12'2") (4.75m x 3.72m) a good sized second reception room with high ceilings and attractive decorative ceiling panelling, together with a period plate rail and feature fireplace housing a wood-burning stove. A box bay to the rear incorporates central double glazed doors opening onto a generous raised decked terrace, which leads down into the pretty rear garden.

KITCHEN/BREAKFAST ROOM: (16'8" x 9'7") (5.07m x 2.92m) a modern fitted kitchen comprising a range of base and eye level cupboards and drawers with granite work surfaces over, together with a peninsula breakfast bar providing seating. There is a 1 ½ bowl sink and drainer unit. Integrated appliances include Bosch dishwasher, fridge, double ovens with microwave above and a 4 ring gas hob with extractor. Double glazed windows overlook the rear garden, whilst a part glazed double glazed door provides access to the raised decked terrace and, in turn, the rear garden. A further door leads through to the garage/utility space.

GARAGE/UTILITY ROOM: (17'5" x 8'1") (5.32m x 2.46m) the single garage is currently utilised as a useful utility space and has been fitted with hand-built base and eye level units, together with a ceramic double sink and plumbing and appliance space for a washing machine, tumble dryer and fridge. There is also a wall mounted Worcester gas fired central heating boiler and coat hooks.

CLOAKROOM/WC: a useful understairs cloakroom/wc comprising low level wc, wash basin, inset spotlights, extractor fan and heated towel rail.

FIRST FLOOR

LANDING: a lovely original arched stained glass window to the side, with secondary glazing, provides an attractive focal point to the landing. Doors lead to all four bedrooms and the family bathroom.

BEDROOM 1: (front) (16'1" x 12'2") (4.91m x 3.72m) a good sized double bedroom with high ceilings and a wide front facing bay incorporating double glazed windows. Built-in wardrobes and a radiator.

BEDROOM 2: (rear) (13'0" x 12'2") (3.96m x 3.72m) another good sized double bedroom with high ceilings, ceiling coving, exposed period floorboards and a radiator. Double glazed windows to the rear provide a wonderful outlook over the rear garden.

BEDROOM 3: (rear) (12'0" x 7'10") (3.66m x 2.40m) a single bedroom enjoying a similar pleasant outlook over the rear garden, together with built-in wardrobes and a radiator.

BEDROOM 4/HOME OFFICE: (front) (10'11" x 7'10") (3.34m x 2.40m) a single bedroom or useful home office with a pretty box bay to the front, overlooking the front garden and driveway, with views over Cedar Park towards the local cricket club. Picture rail, loft hatch and a radiator.

FAMILY BATH/SHOWER ROOM/WC: a well-appointed family bathroom comprising a double-ended panel bath with mixer taps and shower attachment, oversized shower enclosure with system-fed shower, low level wc with concealed cistern and wall-mounted wash basin. Heated towel rail, tiled walls, tiled floor, inset spotlights and double-glazed windows overlooking the rear garden.





OUTSIDE

FRONT GARDEN & OFF ROAD PARKING: the property is set well back from the road, with a driveway providing off-road parking for at least two cars parked lengthways. The pretty front garden is principally laid to lawn, with kerbedged, deep flower borders containing a variety of plants, shrubs and roses, together with a mature Acer. The driveway continues to the entrance of the property and garage.

REAR GARDEN: the incredibly well-kept rear garden is a particular feature of the property. Immediately adjoining the house is a generous raised decked terrace, ideal for outdoor dining and entertaining, beyond which is an artificial lawned area flanked by deep, well-stocked flower borders containing a variety of plants, shrubs and trees. Further features include a greenhouse, potting shed, patio seating area and attractive lily pond. The garden has been thoughtfully maintained and provides a lovely setting for both relaxation and entertaining.

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: F

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		73 C
55-68	D	60 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.



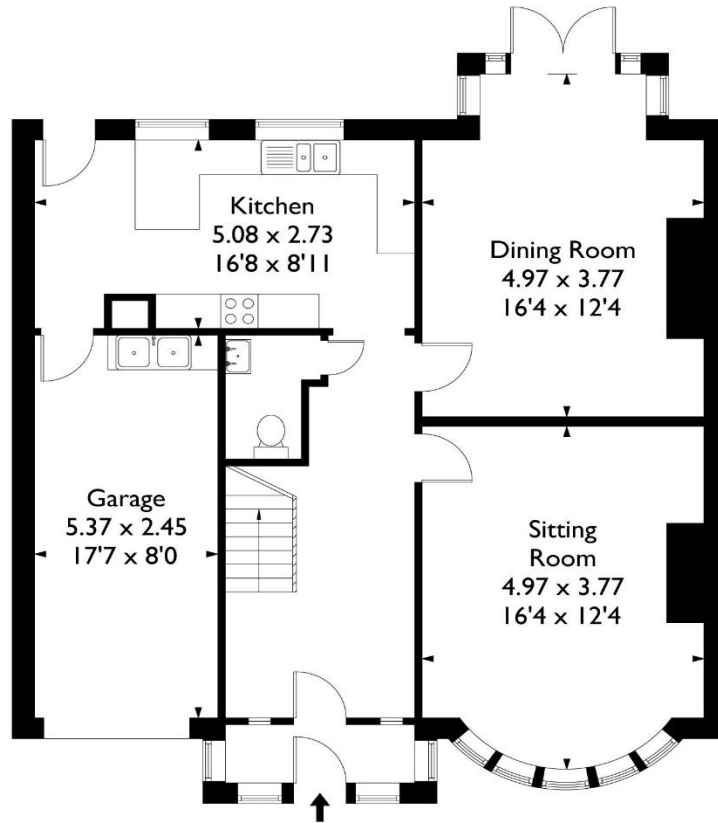
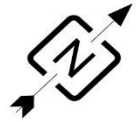


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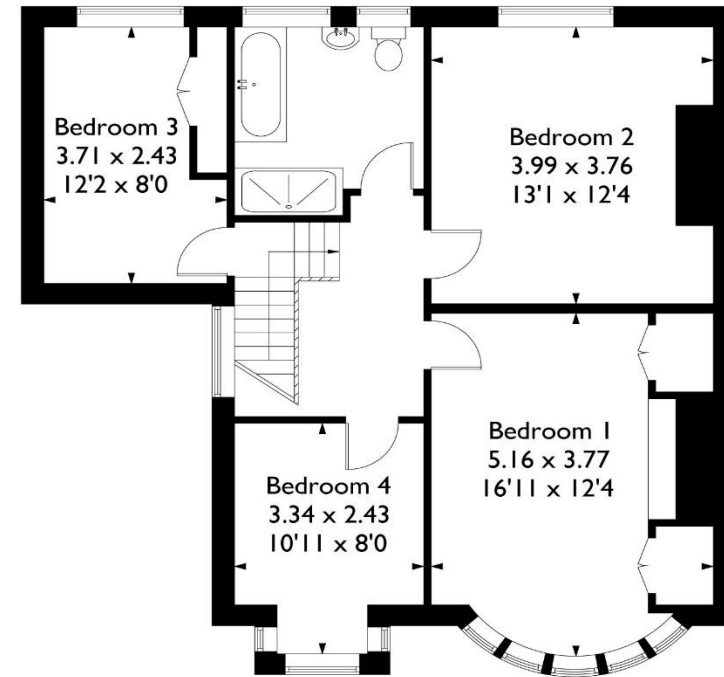
Approximate Gross Internal Area 130.7 sq m / 1407.1 sq ft

Garage Area 13.6 sq m / 146.4 sq ft

Total Area 144.3 sq m / 1553.5 sq ft



Ground Floor



First 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.