



Woodland Grove

Guide Price £1,250,000

**LEESE & GORDON**  
Independent Estate Agents

# 27 Woodland Grove, Bristol, BS9 2BD

- 4 Bedrooms
- 1920s Period Home
- Detached Family Home
- Stunning c.100 ft South-Westerly Rear Garden
- Fantastic Location
- Close to Local Schools and Amenities

A fantastic 4 bedroom late 1920s detached family home that has been extended/upgraded during our vendors' ownership. There are great living spaces to enjoy, 4 bedrooms, 2 bathrooms, off-street parking to the front and a wonderful south-westerly facing rear garden with Stoke Lodge beyond.

The property is accessed to the front, into a welcoming entrance hall that provides access to the reception rooms, kitchen, stairwell to the first floor, as well as useful storage cupboards and downstairs WC. Attractive and practical engineered oak flooring runs through the majority of the ground floor with the added benefit of underfloor heating. The lounge is to the rear and is light and airy with French doors to the rear garden as well as skylight. It is neutral in decor, again with hard wearing engineered oak flooring and is a perfect family room during the summer months, as it connects beautifully with the garden. There are double doors that lead to another reception room to the front, which is currently used as a formal dining room with window to the front, picture rail, engineered and oak flooring. Also, to the front, there is a final reception room that is currently arranged as a study but could also be a wonderful family room or additional snug, with windows to the front and to the side, picture rail and ceiling rose and engineered oak flooring. The kitchen/breakfast room is to the rear with window overlooking the garden, as well as French doors. The well-appointed kitchen comprises a range of attractive wall and base units, quartz worktop with stand, sink/drainer, induction hob with stainless steel cooker hood, electric oven and microwave oven, built-in dishwasher, enough space for a table and chairs for casual day-to-day dining, space for American-style fridge-freezer as well as French doors to the garden. Off the kitchen, is a useful utility room with door and window to side, additional units, worktop, stainless steel sink, plumbing for washing machine and space for tumble dryer/additional white good if wanted.





To the first floor, the spacious and light landing, with period stained glass window, gives passage to the bedrooms, family bathroom, loft hatch and large airing cupboard with tank system. Bedroom 1 is to the rear, with a view over the garden and towards Stoke Lodge, attractive stain glassed circular windows, space for free standing storage and useful shower en-suite. Bedroom 2 to the front, is a good double bedroom and is carpeted. Bedrooms 3 and 4 are almost identical in size with a view to the front and rear respectively. These would work as rooms for children, or as study/hobby spaces or could be opened up to create a dual aspect double bedroom if wanted. The family bathroom has obscured window to side, bath with shower over, low level WC, wash hand basin with vanity unit, tiled flooring and a heated towel rail.

Outside, to the front there is off-street parking for one car, a low level brick wall and areas laid to stone chippings with shrubs.

To the rear, is a beautiful c.100 ft south-westerly facing garden with a woodland backdrop. Immediately from the house there is a patio area which is ample space for a table and chairs to enjoy al fresco dining in the summer months. The remaining garden is level and laid mainly to lawn with a selection of mature shrubs and trees, additional patio with pergola, shed towards the rear, secure side access and additional gate that provides access to Stoke Lodge behind. With the south-westerly orientation, this is perfect for those who are keen gardeners and for who wish to make the most of the summer months at home.



## Energy Performance Certificate

Rating D

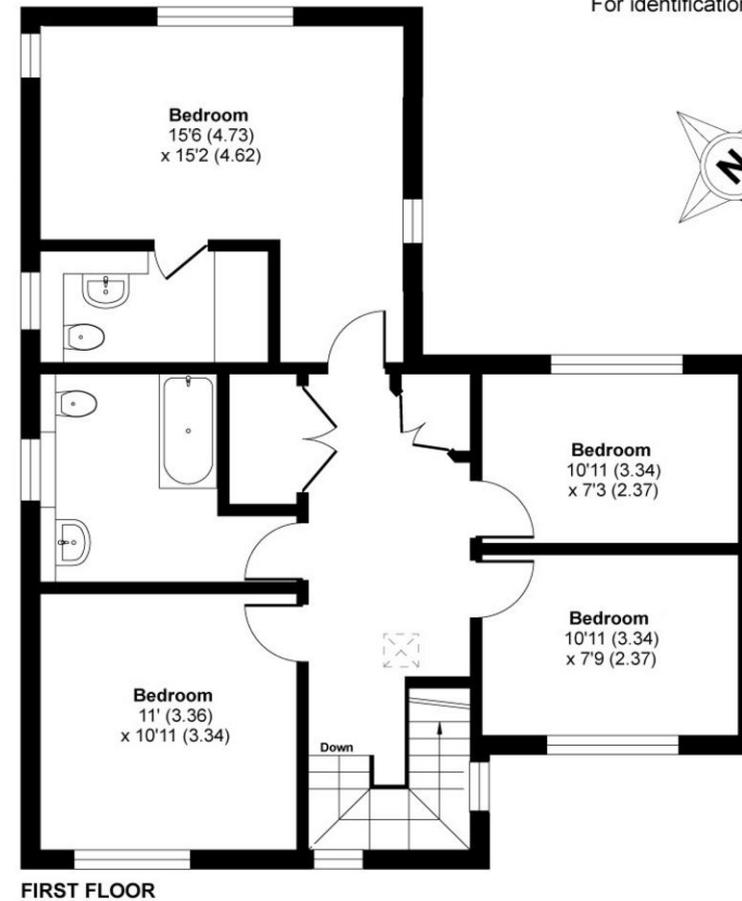
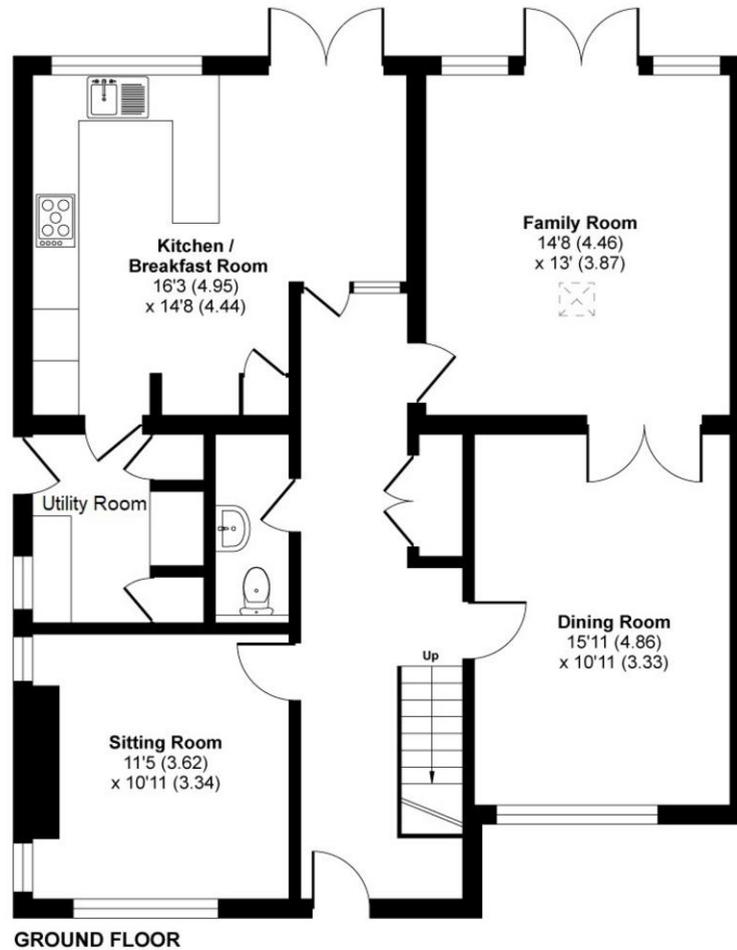
**Council Tax:**

Band E

# Woodland Grove, Bristol, BS9

Approximate Area = 1795 sq ft / 166.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Leese & Nagle. REF: 1289815 - BROCHURE

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