



MAGGS
& ALLEN

172 BISHOP ROAD
BISHOPSTON, BRISTOL, BS7 8NB
£995,000

A substantial (1750 sq.ft.) and light five-bedroom, three-storey 1920s family home with off-street parking, full-sized garage, and a large 100 ft southerly-westerly facing garden, located within the Redland Green School catchment area.

Approach

The property's classic façade, featuring a double bay and mock-Tudor detailing, offers a wider than average plot. Set back from the road, a sloped driveway provides off-street parking for multiple vehicles and access to the garage. A front lawn and low maintenance flower border with mature shrubbery completes the front of the property.

Ground Floor

The property is entered via recently installed double uPVC doors that lead into a tiled vestibule. From here, an original doorway with ornate colourful stained-glass windows opens into a welcoming light and spacious hallway with original oak flooring, and attractive wooden bannistered staircase. Internal access to the garage and ground floor WC is off the hallway.

The highlight of the downstairs living spaces is a spectacular 20ft wide south-westerly facing reception room at the rear of the property. Fully glazed sliding doors offer a fantastic view of the extensive gardens, leading onto a wide elevated sun terrace, showcasing the lawns, flower beds, and large field maple tree that is a feature of the 100ft garden. Another focal point of the room is the DEFRA-compliant large wood-burning stove fitted in 2022 with a bespoke Bath stone fire surround and mantle, custom built by a local master stone mason.

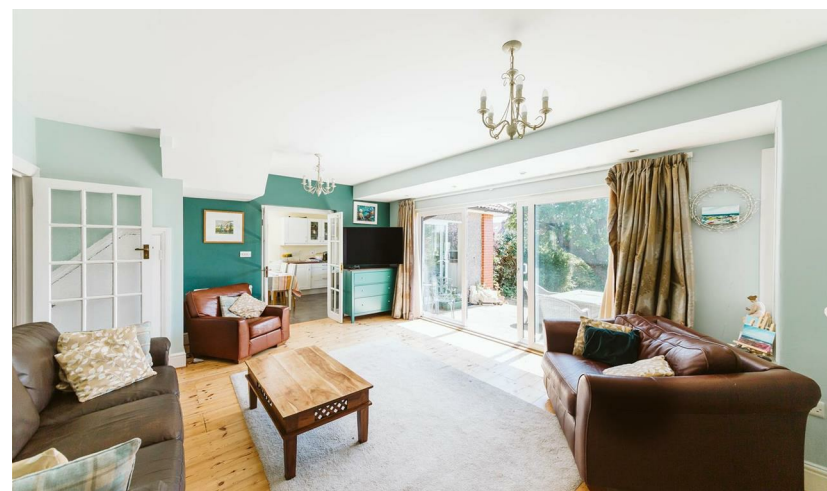
At the front of the property is a large second reception room with a stained glass bay window overlooking the front garden and flooded with light, perfect as a formal dining room, breakfast room or second sitting room. Glazed double doors lead from the rear reception room to the light and airy 20ft kitchen diner. This family-friendly space is fitted with a range of modern base and wall-mounted units and invites in plentiful natural light from windows on two aspects and a large roof lantern. A conveniently located utility room is just off the kitchen with space for washing machine and dryer and large fridge freezer, along with plenty of storage.

Completing this level is a secure full-sized garage, which is accessible from the hallway and provides full through access via a door to the rear garden and at the front to the driveway.

First Floor

The first floor offers a spacious landing with three well-proportioned bedrooms. The front bedroom is a large double with a newly double glazed bay window that incorporates the original stained glass. The second double bedroom offers lovely views over the large garden and across the Bristol rooftops towards the Downs. The third bedroom, also at the front of the house, is perfect for use as a single bedroom, home office, or study.

Completing this level is a white three-piece family bathroom, which features a bath with a shower over and glass shower screen, a WC, and a basin, all complemented by fully-tiled walls and flooring.



Second Floor

The second floor is a full loft conversion commissioned by the current owners in 2022, creating a light-filled master suite with views across Bristol, a full ensuite bathroom, and a second bedroom.

The master bedroom offers a relaxing private space with elevated, far-reaching westerly views across the rooftops of Bishopston and Redland through French doors, with a glazed Juliet balcony. It also provides access to a bespoke en-suite bathroom, which features a three-piece suite with mosaic tiling, an oversized bath with a shower-over, a WC, and basin with built-in storage.

Adjacent to the master is a second bedroom, which also offers the option of a guest room, study, or dressing room. This room offers substantial eaves storage spanning its full width and a built-in double bed with more storage beneath.

Garden

The property offers a superb, south-westerly facing garden measuring in excess of 100 feet. A sun-trapped full-width elevated terrace, which is ideal for al fresco dining and entertaining, can be accessed directly from both the kitchen and the lounge.

Steps from here lead down to a large lawned area, which features a number of mature trees, flower beds, borders, and a paved pathway that leads to a wider second private patio towards the end of the garden and also a storage shed and sun deck. This is a tremendous space, perfect for relaxation as well as barbecues and entertaining, offering privacy, greenery, space and light, ideal for growing families, nature lovers and keen gardeners to enjoy.

Location

Bishopston is one of Bristol's best-known and popular areas, and it really is no surprise why.

The community spirit in Bishopston is palpable, with a diverse population that values inclusivity and a strong sense of local identity. Residents actively engage in neighbourhood events and initiatives, creating a warm and welcoming environment for everyone.

One of the standout features of Bishopston is its tree-lined streets, dotted with an array of independent shops, boutiques, and cafes. Gloucester Road, often referred to as the longest independent shopping street in the UK, boasts a diverse range of local businesses - from quirky bookstores to artisan bakeries, there's always something new to explore.

Bishopston is also home to an abundance of green spaces, providing a welcome escape from the hustle and bustle of city life. Whether you're enjoying a picnic in St. Andrews Park or taking a leisurely stroll through Horfield Common.

For families, Bishopston offers excellent schools such as Bishop Road Primary.

Schools

St Bonaventure's Catholic Primary School - Distance: 0.21 miles

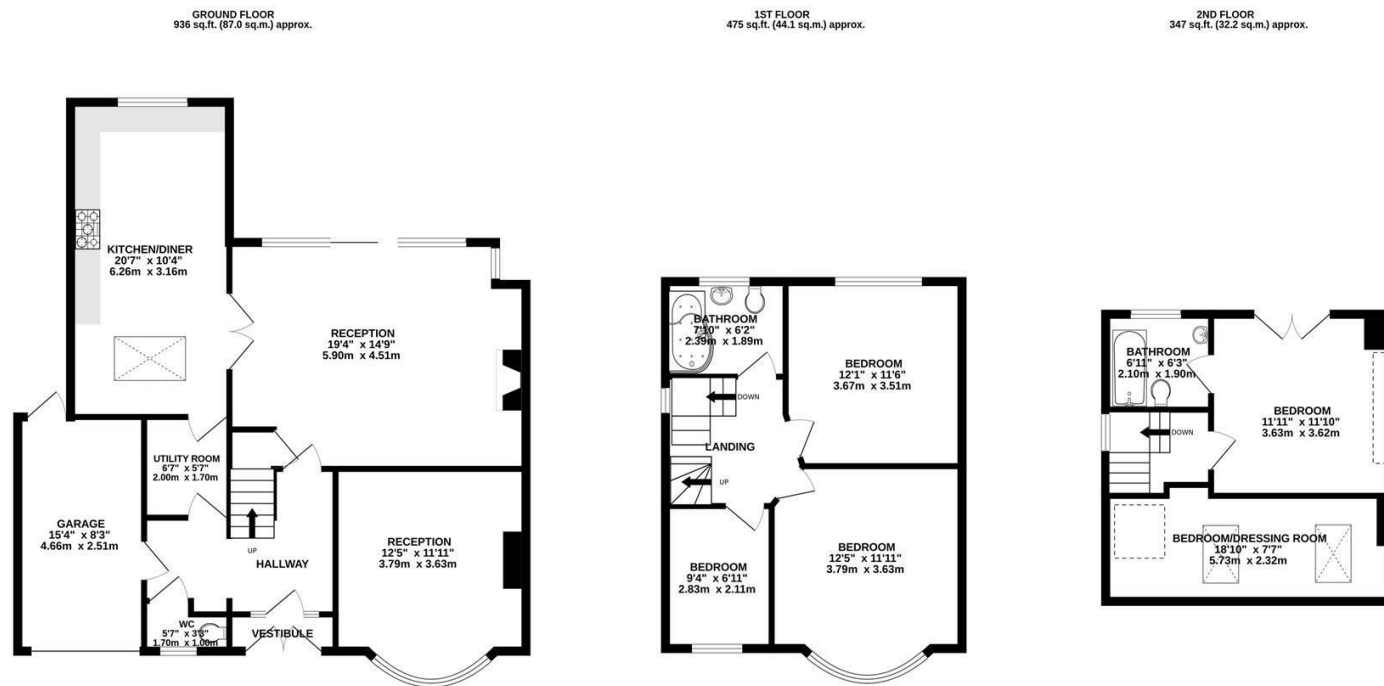
Henleaze Junior School - Distance: 0.27 miles

Bishop Road Primary School - Distance: 0.36 miles

Westbury Park School - Distance: 0.47 miles

Redland Green School - Distance: 0.53 miles





TOTAL FLOOR AREA : 1758 sq.ft. (163.3 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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- An outstanding four/five bedroom family home
- Substantial internal accommodation measuring approx. 1800 sq.ft.
- Approx. 100 ft south-westerly facing rear garden
- Redland Green School and Bishop Road School catchment
- Retaining some attractive original detailing
- Extended living spaces
- Two bathrooms plus ground floor WC
- Secure garage
- Off-street parking

Guide Price: £995,000

Tenure: Freehold

Council Tax Band: D

EPC Rating: C

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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60 Northumbria Drive, Henleaze, Bristol, BS9 4HW

0117 949 9000

www.maggsandallen.co.uk | agency@maggsandallen.co.uk



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