



MAGGS
& ALLEN

BENTON CROSS ELMS LANE
STOKE BISHOP, BRISTOL, BS9 2BP
Price Guide £800,000

Located on a quiet road and offering generous proportions internally, with a pretty and deceptively large rear garden, comes this sizeable and attractive (approx. 1700 sq.ft.) 1930's semi-detached residence. Offered with no onward chain.

Externally

A paved approach with driveway providing off-road parking, leads to an enclosed, pretty front garden and an integral garage. The property retains a largely original façade, with attractive joinery complemented by deep, curve double bay windows.

Side gated access leads to garden offering tremendous potential to enhance, working on the framework of a mature garden that is level and sizeable. The garden is divided between a lawn with borders, a small spinney to the far end, and a patio accessible immediately from the kitchen and dining room. Given the size and level nature of the rear garden, there is clear scope to extend the property substantially to create an open-plan kitchen/living space.

Completing the external aspect of the property is an additional garage/workshop.

Internally

Upon entering this welcoming property through a small porch with space for a shoe rack, you are greeted by a spacious entrance hall. The hallway retains some lovely original detailing such as the doorway and leaded side windows and panelled staircase.

From here, you can access two large principal reception rooms and an attractive, refitted kitchen/breakfast room. The kitchen is well-equipped with ample units, integrated appliances, and a convenient pull-down breakfast table. A side door leads to a subdivided utility room with direct access to the rear garden, and a cloakroom with WC that connects to the integral garage. The garage houses the gas boiler and features a modern electric front door.

The front reception features an attractive, deep curved bay window overlooking the front garden, feature fireplace and picture rails. A well-sized room benefitting from a south-westerly facing meaning a light-filled space into the afternoon. The second reception room - utilised as a dining room, also boasts a bay, with patio doors leading to the rear garden.

Stairs ascend from the entrance hall to a generous first-floor landing, which provides access to four bedrooms, a shower room with walk-in shower, and a separate WC. The landing also offers good storage and access to a sizeable loft space, ideal for conversion, subject to planning permission.

The bedrooms are comprised of three sizeable double bedrooms including a bay-fronted master, and adjacent to this is the fourth bedroom - an ideal home office/study or cot room.



Location

This property boasts a highly sought-after location, particularly appealing to families. It is ideally situated within 0.7 miles of Elmlea Infant and Junior Schools and falls within the catchment area for Bristol Free School, with a number of reputable independent schools also nearby such as Redmaids and Badminton.

Residents benefit from easy access to the expansive Durdham Downs and excellent transport links, including the M5/M4 motorways. Located on a quiet road, the house is just a short walk from local shops and restaurants in Stoke Lane and Westbury-on-Trym.

Fabulous rural walks are easily accessible such as the vast and renowned Blaise Estate, as well as Kings Weston House

Schools

Stoke Bishop Church of England Primary School - Distance: 0.4 miles

Elmlea Junior School - Distance: 0.43 miles

Badminton School - Distance: 0.57 miles

E-Act St Ursula's Academy - Distance: 0.76 miles

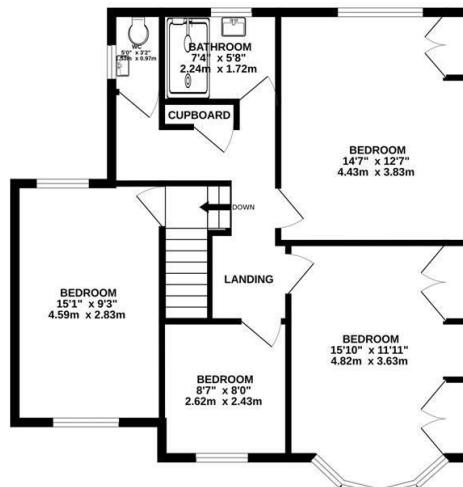
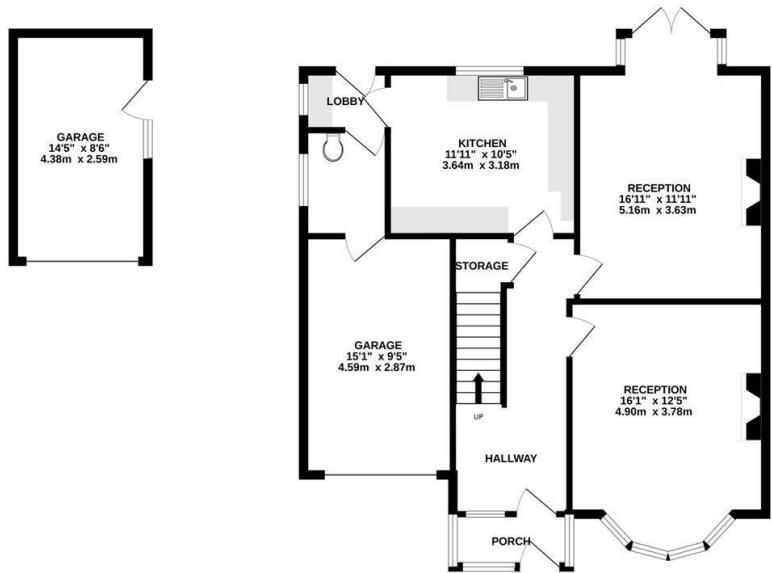
Redmaids' High School - Distance: 0.83 miles



GARAGE
122 sq.ft. (11.4 sq.m.) approx.

GROUND FLOOR
537 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 1705 sq.ft. (158.4 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 extended semi-detached 1930s residence
- Off-street parking and garages
- Generous proportions
- Numerous original features retained throughout the property
- Four well-sized bedrooms
- Scope to further extend laterally and into the loft, subject to necessary permissions
- Level rear garden
- A much sought-after location
- Offered to the market with no onward chain
- Two reception rooms and a separate kitchen

Guide Price: £800,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

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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