



25 Shirehampton Road, Stoke Bishop

Guide Price £1,250,000

RICHARD  
HARDING



# 25 Shirehampton Road,

Stoke Bishop, Bristol, BS9 1BL

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An impressive 1920's detached 5 bedroom, 4 reception room house of circa 2500 sq. ft. including garage and large rectangular approx. 0.25 acre plot with a southwest facing level lawned garden overlooked by a pair of balconies from the upper floor. Arranged over two storeys with a balanced layout, ample off street parking and no onward chain.

## Key Features

- A Stride house, built in 1927 by a highly regarded family of Bristol builders known for their striking interwar period houses built on large plots.
- An incredible level south-westerly facing lawned garden on an approximately 0.25 acre plot.
- Lapsed planning for a loft conversion (plans available on request).
- Double entranced crescent shaped driveway behind front garden and large single garage.
- Notably large entrance hallway and first floor landing with herringbone flooring on the ground floor.
- Twin southwest facing balconies accessed from two of the five bedrooms.
- Located in the heart of Stoke Bishop opposite Stoke Lodge playing fields offering the convenience of local shops on Shirehampton Road and Stoke Lane and nearby bus connection to central areas.
- No onward chain.





## **GROUND FLOOR**

**APPROACH:** over the driveway via one of two entrances up to rounded arch entrance doorway with double rounded arch wood panelled doors with glazing opening to: -

**ENTRANCE VESTIBULE:** short vestibule, lighting, brick floor and internal obscure glazed leaded glass door into: -

**RECEPTION HALL:** large entrance hall with herringbone wooden flooring, with dual aspect from a pair leaded and stained glass windows to front and side elevations above a turning staircase rising to the first floor landing, with a pair of understairs storage cupboard with radiator on opposing wall, plate rack, and three doors from this level leading into remaining rooms.

**SITTING ROOM:** (25'8" x 12'1") (7.81m x 3.68m) triple aspect room with leaded glass wood framed windows and double doors to front side and rear elevations leading onto garden, pair of radiators, built in window seat and fireplace with hearth.

**DINING ROOM:** (16'2" x 13'6") (4.94m x 4.11m) accessed from the central hallway with triple aspect with Crittall windows and door directly overlooking garden with one window internal to the breakfast room, BT open reach connection, stone fireplace, plate rack and radiator.

**KITCHEN:** (18'6" x 12'6") (5.64m x 3.82m) open plan with adjacent breakfast room but described separately. Wood framed leaded glass windows to front elevation overlooking driveway with radiator below. Tiled flooring throughout with underfloor heating. Space for breakfast table. Fitted kitchen on both sides with central island with eye and floor level units, square edges granite worksurfaces with upstand, 5-ring gas hob rangemaster cooker with electric oven below and matching rangemaster extractor hood over, with extended granite splashback, stainless steel sink with swan neck mixer tap and integrated worksurface drainer, integrated bin store into the central island with breakfast bar, American style fridge/freezer with ice dispenser, pull out pantry style cupboards and display cabinets.

**SUN ROOM/CONSERVATORY:** (14'9" x 13'5") (4.49m x 4.10m) open plan with adjacent kitchen but described separately. Tiled flooring continues, triple aspect room directly overlooking garden with pedestrian double doors to side elevation onto patio with double glazing throughout with built in extensive window seat along the backwall, radiator, internal Crittall window through to dining room, underfloor heating continuing from the kitchen and dimmer switch lighting with built in fan into the light. Internal door through to: -

**STUDY:** (11'4" x 8'4") (3.46m x 2.55m) ground floor study (this could be reconfigured as a bedroom on the ground floor if required, noting the presence of what would become an en-suite shower room), radiator, leaded glass double glazed windows to rear elevation overlooking garden, built in desk and dresser on opposing wall. Internal door through to: -

**SHOWER/WETROOM/WC:** obscured upvc double glazed window to rear elevation with close coupled wc below, wall hung hand basin with mixer tap, shower, fully tiled walls and floor and wall mounted extractor fan opposite, heated towel rail and underfloor heating.

**GARAGE:** (17'1" x 12'10") (5.20m x 3.92m) large single garage with concrete floor, radiator, wall mounted Vaillant ecoTEC plus boiler with pedestrian door to side and double outward opening doors to front. Space for washing machine at the back of the garage and ample space to park a vehicle alongside storage.

## **FIRST FLOOR**

**LANDING:** large first floor landing with natural light from three wood framed windows over the stairwell, loft access hatch opens to a substantial loft area.

**Airing Cupboard:** hot water cylinder and wood slatted shelving for clothes airing etc and storage.

**BEDROOM 1:** (15'2" x 12'0") (4.63m x 3.67m) dual aspect room with wood framed leaded glass windows to rear and side elevations with radiator below overlooking balcony and garden, wooden flooring and picture rail.

**BEDROOM 2:** (14'10" x 11'1") (4.53m x 3.37m) dual aspect room with double glazed French doors opening directly onto balcony with further wood framed Velux skylight to side elevation, built in double wardrobe, wooden flooring, loft access hatch, radiator. Internal door through to: -

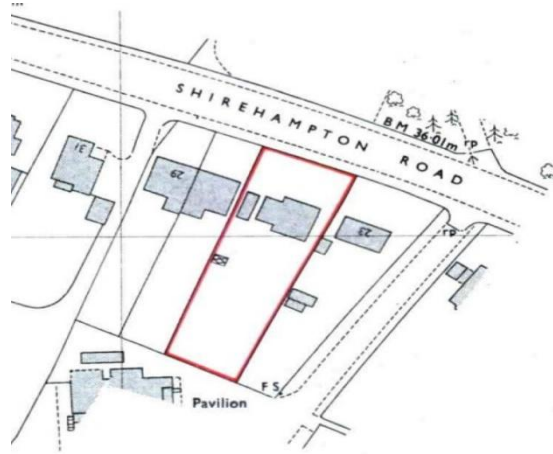
**En-Suite Shower Room:** dual aspect with obscured double glazed windows to front elevation with leaded glass with radiator below and further wood framed double glazed Velux skylight to side elevation into partially tiled enclosure with white marble vanity unit with integrated bowl sink with mixer tap, wc with concealed cistern, under counter storage, radiator, tiled floor, shower cubicle into fully tiled enclosure, with mixer shower and ceiling mounted extractor fan.

**BEDROOM 3:** (12'2" x 11'2") (3.72m x 3.40m) double wood framed leaded glass doors with further matching windows to side opening directly onto balcony with wooden flooring, radiator, picture rail and built in cabinets around the natural position for the bed.

**BEDROOM 4:** (12'1" x 7'7") (3.69m x 2.30m) dual aspect with wood framed leaded glass windows to front and side elevation, radiator and picture rail.

**BEDROOM 5:** (9'5" x 7'4") (2.86m x 2.24m) wood framed leaded glass window to front elevation with radiator below, wooden flooring and picture rail.





**BATHROOM/WC:** pair of obscured wood framed leaded glass wooden windows to rear elevation, radiator, fully tiled flooring and partially tiled walls, partially subdivide with double ended jacuzzi bath with mixer tap and shower hose attachment on one side with walk in shower cubicle with rain head shower and further hose attachment to the other, close couple wc, bidet, hand basin set into vanity unit with storage below, fixed wall mirror with built in lighting, heated towel rail and ceiling mounted extractor fan.

## OUTSIDE

**FRONT GARDEN:** crescent shaped front lawn screened by mature hedging fronting the road.

**REAR GARDEN:** very large south-westerly facing rectangular garden with a summer house on left hand side and mixture of hedge and timber fences, which is entirely level and extends away from the patio area and veranda immediately abutting the property and is overlooked by its balconies. Accessible via pedestrian access on both sides of the house and via double doors from all three of the reception rooms. The garden is predominantly laid to lawn with bedded borders on three sides with a pine and evergreen tree towards the rear with the rear section of the garden laid to raised beds for vegetables etc.

**DRIVEWAY:** large open 'in and out' style driveway with double entrance provides ample parking.

**BALCONY 1:** spanning the width of bedroom 1 and bedroom 3, a stunning balcony area overlooking garden, with iron railing balustrade over lead covering and accessed from bedroom 3.

**BALCONY 2:** accessed via bedroom 2 with a substantial GRP deck with iron railing balustrade on three sides, offering incredible views of its garden and the setting sun.

## 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: G

### **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		74 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.**



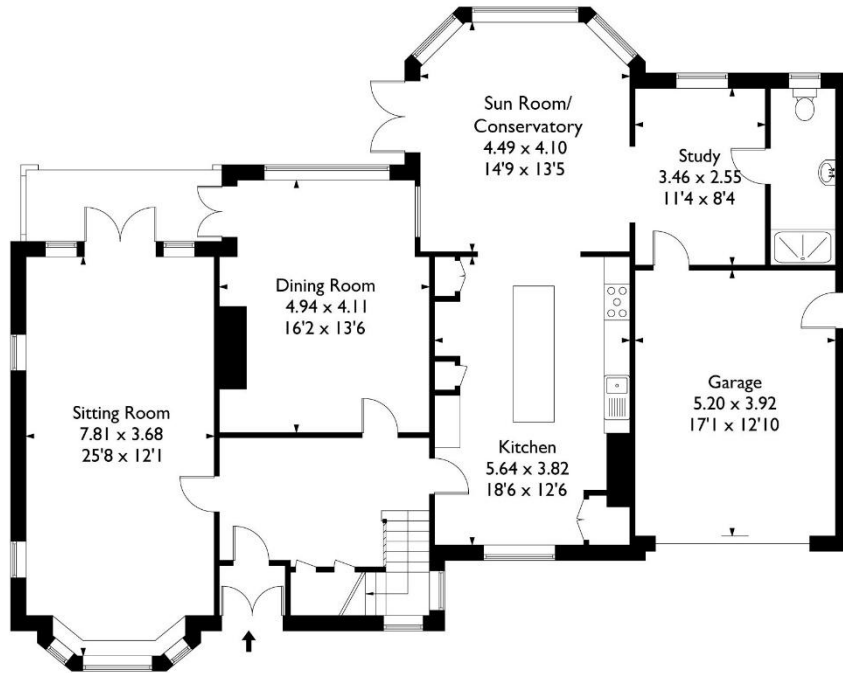


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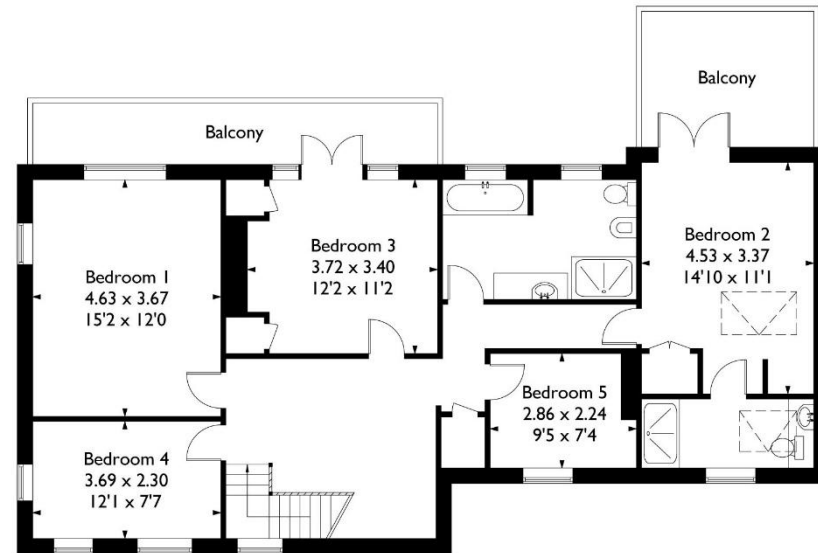
Approximate Gross Internal Area 214.60 sq m / 2310.0 sq ft

Garage Area 20.40 sq m / 219.40 sq ft

Total Area 235.0 sq m / 2529.40 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.