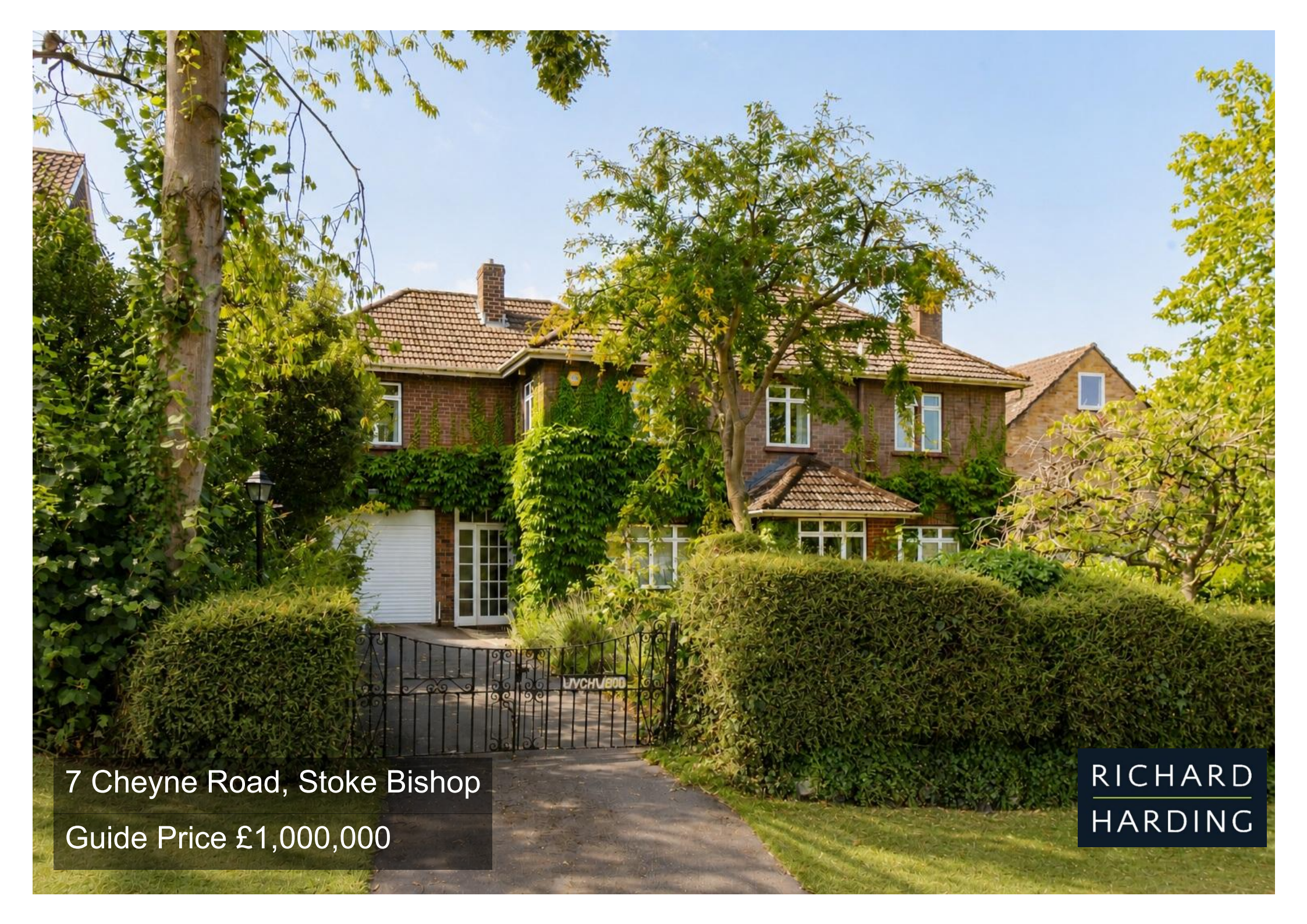




7 Cheyne Road, Stoke Bishop
Guide Price £1,000,000

RICHARD
HARDING



7 Cheyne Road,

Stoke Bishop, Bristol, BS9 2DH

RICHARD
HARDING

For sale for the first time since 1965, a much-loved detached family home located on one of Stoke Bishop's most sought-after tree-lined private roads. Set within generous gardens to both the front and rear (latter being south-west facing) and further benefiting from ample off-street parking and integral garage.

Key Features

- A happy, peaceful home built in the 1950's and having been significantly extended, enjoying an abundance of original character and many period features.
- Situated in a quiet, leafy and uncrowded neighbourly road with a tranquil semi-rural atmosphere yet offering the convenience of local shops and excellent bus connections to central areas and Cribbs Causeway just at the end of the adjoining Stoke Paddock Road. The green open space of nearby Stoke Lodge and the proximity of the extensive woods and parkland of the Blaise Castle Estate are ideal for walkers.
- Whilst it has been a cherished home for a large family, it offers glorious potential to extend and re-design to one's own preferences, subject to first obtaining the necessary consents. In recent years, houses in the vicinity have undergone significant investment and improvement partly due its unique location off a quiet private road of substantial properties. The house is now being sold with no onward chain.
- **Ground Floor:** entrance porch, entrance hall, kitchen/breakfast room, living room, sitting room, sunroom, separate wc, side hall, inner hall.
- **First Floor:** part galleried landing, 4 double bedrooms (two with en-suite shower rooms), bathroom, separate wc, inner hall. Access to large loft space.
- **Outside:** off-street parking for three cars, integral garage, front garden, level lawned rear garden measuring 82ft x 55ft, offering privacy and a sunny south westerly orientation with plenty of afternoon/evening summer sunshine.
- An enviable home of quality set in beautiful, generous gardens. You are in the city, but it feels like you are in the country.
- Opportunities like this are seldom available especially in this location, and whilst in the fullness of time one might decide to re-imagine the house, it is not a necessity having and a more sympathetic upgrade would be perfectly possible.





GROUND FLOOR

APPROACH: from this private road, there is a grass verge and an establish hedge border with double opening wrought iron gates opening onto tarmacadam driveway providing access to the integral garage. A paved pathway then gives access to both the side door and main entrance. Solid wood panelled front door with two stained glass windows and wall mounted external light, opening to:-

ENTRANCE PORCH: (7'1" x 6'10") (2.16m x 2.08m) dual aspect with double glazed windows to both the front and side elevations, tiled flooring, ceiling light point. Multi-paned wooden door with matching side panels opening to:-

RECEPTION HALL: (18'9" x 6'11") (5.72m x 2.11m) a most welcoming introduction, having an elegant easy rising staircase ascending to the first floor with handrail and spindles, radiator with complimentary shelf, understairs storage cupboard, cloakroom cupboard with shelving and coat hooks, moulded coving, ceiling light point. Doors opening to:-

KITCHEN/BREAKFAST ROOM: (11'11" x 10'10") (3.64m x 3.31m) base level units and drawers, slimline worktop surface, stainless steel sink with draining board to side and swan neck mixer tap over, space for electric/gas oven, space for dishwasher, windows to both the front and side elevations, fitted L-shaped sitting area, recessed space for fridge/freezer with cupboard above, radiator, fitted book shelving, two ceiling light points. Pantry cupboard with fitted shelving and wall light point, plus internal window to the side elevation. Multi-paned door opening to the side hall.

LIVING ROOM: (13'1" x 11'11") (3.99m x 3.63m) four casement windows enjoying a sunny south-westerly orientation overlooking the rear garden, coved ceiling, radiator, ceiling light point.

SITTING ROOM: (20'1" x 11'11") (6.12m x 3.64m) four casement windows to the front elevation with radiator below, wood effect flooring, attractive exposed brick fireplace with open fire, coved ceiling, illuminate strip light. Multi-paned double opening Crittall doors with side panels opening to:-

SUNROOM: (13'3" x 5'11") (4.04m x 1.80m) upvc double glazed sliding doors with side panels overlooking and opening to the south-westerly facing rear garden. Stainless steel sink with draining board to side and swan neck mixer tap over plus double opening cupboard below. Tiled flooring, high sloping ceiling, wall light point.

SEPARATE WC: low level dual flush wc, wall mounted wash hand basin with hot and cold water taps and splashback tiling, tiled flooring, radiator, two casement windows to the rear elevation, ceiling light point.

SIDE HALL: (4'9" x 3'11") (1.45m x 1.19m) multi-paned wooden door opening to the front elevation with matching side panel and overlights, quarry tiled flooring. Door opening to:-

INNER HALL: (12'2" x 3'11") (3.71m x 1.19m) tiled flooring, space and plumbing for washing machine, space for tumble dryer, wall mounted wash hand basin with cold water tap over, wall mounted Vaillant gas fired boiler and hot water cylinder, wall light point. Multi-paned wooden door opening externally to the rear garden. Open doorway through to:-

INTEGRAL GARAGE: (16'7" x 9'4") (5.06m x 2.84m) remote electronically operated up and over roller door, obscure glazed windows to the side elevation, wall light point, double power socket, water tap.

FIRST FLOOR

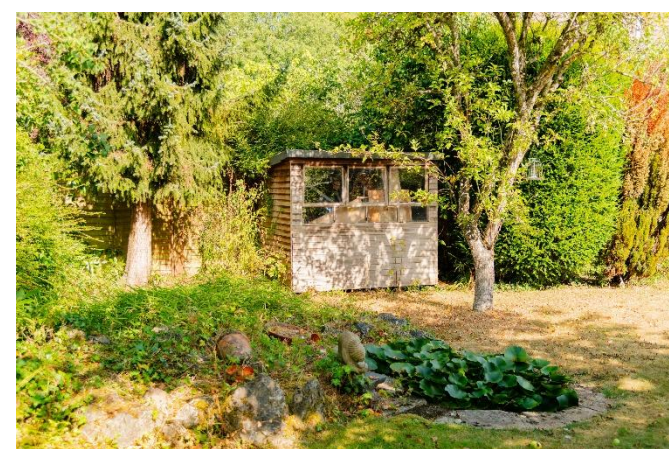
PART-GALLERIED LANDING: part-galleried over the stairwell with handrail and spindles, casement windows to the front elevation, radiator, coved ceiling, loft access. Airing cupboard housing hot water cylinder and slatted shelving. Doors to:-

BEDROOM 1: (16'7" x 12'0") (5.06m x 3.65m) four casement windows enjoying a sunny south-westerly orientation overlooking the rear garden. Twin double wardrobes with cupboards above, fitted corner cabinets, radiator, coved ceiling, ceiling light point. Open doorway through to:-

En-Suite Shower Room/WC: Built-in shower cubicle with wall mounted shower unit and handheld shower attachments plus fully tiled surround, low level dual flush wc, corner wash hand basin with mixer tap, wood effect flooring, obscure glazed window to the front elevation, wall light point, wall mounted electric heater.

BEDROOM 3: (11'11" x 10'7") (3.64m x 3.23m) dual aspect with windows to the front and side elevations, radiator, parquet style flooring, ceiling light point.

BATHROOM/WC: tile panelled bath with hot and cold water taps plus wall mounted shower unit and handheld shower attachment, pedestal wash hand basin with hot and cold water taps, pure glazed windows to the rear elevation, radiator, ceiling light point, wall light point.



SEPARATE WC: low level flush wc, wall mounted wash hand basin with hot and cold water taps, obscure glazed window to the front elevation, ceiling light point.

INNER HALL: coved ceiling and ceiling light point. Doors to:-

BEDROOM 2: (16'6" x 14'1") (5.04m x 4.28m) dual aspect with windows to both the front and rear elevations, built in wardrobes with cupboards above, parquet style flooring, radiator, two ceiling light points. Open doorway to:-

En-Suite Shower Room/WC: walk-in shower cubicle with wall mounted shower unit, handheld shower attachments and an overhead waterfall style shower, wash hand basin with mixer tap over and double opening cupboard below, fully tiled walls, wall light point, ceiling light point.

BEDROOM 4: (12'7" x 11'11") (3.83m x 3.63m) wide window enjoying a south-westerly orientation overlooking the rear garden, double opening built-in wardrobe with cupboards above, radiator, coved ceiling, ceiling light point.

OUTSIDE

DRIVEWAY PARKING: a long tarmac driveway with a mature row of lavender to one side and offers spaces for up to three cars. Access provided to the aforementioned integral garage.

FRONT GARDEN: (46ft x 55ft) (14.02m x 16.76m) principally laid to lawn and enjoying a good amount of privacy with high hedge border along two sides, also shrub borders which feature mature rose bushes.

REAR GARDEN: (82ft x 55ft) (24.99m x 16.76m) enjoying a sunny south-westerly orientation and level, accessed internally via the sunroom and inner hall with pathway and sitting out area. The remainder of the garden is principally laid to lawn with deep shrub borders featuring an array of flowering plants and mature shrubs along with established trees including a cooking apple. Useful garden shed in need of repair and gated side access to the front garden.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

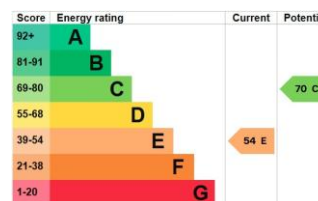
FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. Due to our vendor client's long ownership the house is unregistered with Land Registry and therefore first registration will need to be by the purchaser's solicitor. 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.



If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



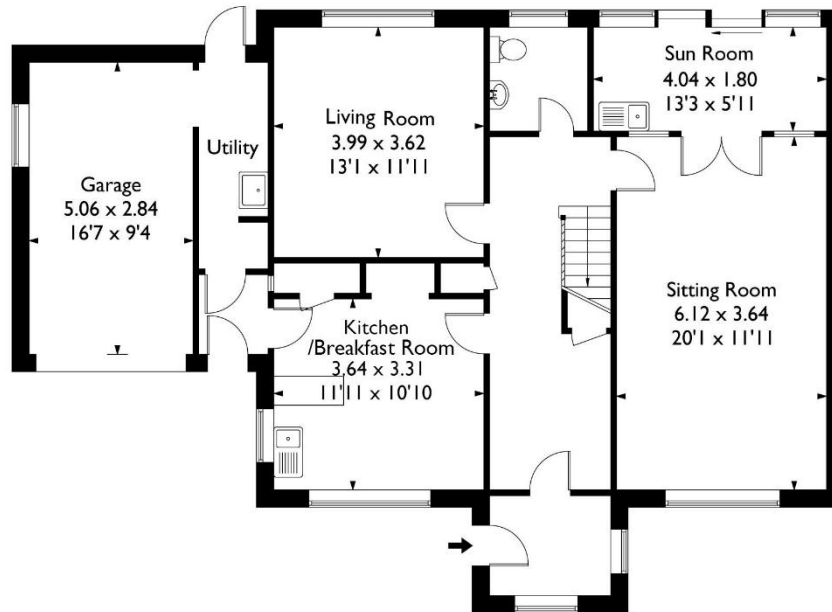
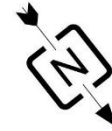


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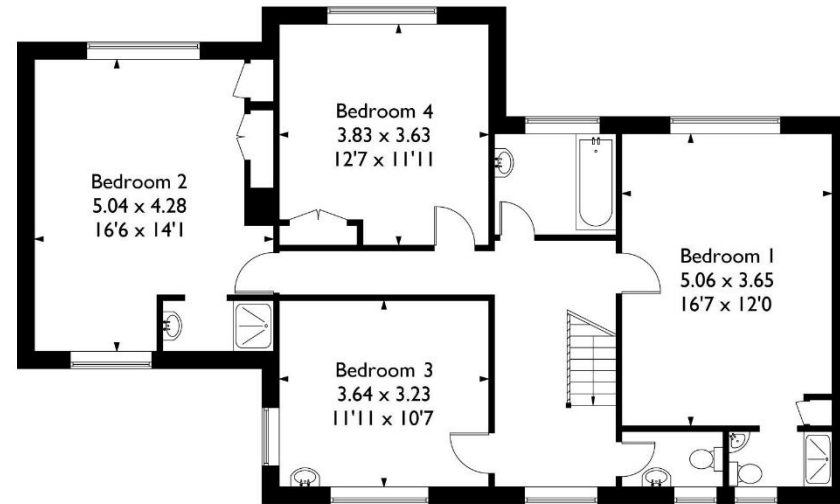
Approximate Gross Internal Area 171.0 sq m / 1840.10 sq ft

Garage / Utility Area 20.90 sq m / 225.20 sq ft

Total Area 191.90 sq m / 2065.30 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.