



38 Woodland Grove, Stoke Bishop
Offers Over £950,000

RICHARD
HARDING



38 Woodland Grove,

Stoke Bishop, Bristol, BS9 2BB

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A recently renovated and substantially extended, 4 bedroom, 4 bath/shower room, detached three storey detached family home of circa 2,045 sq. ft., having a fabulous open-plan kitchen family entertaining space, driveway parking for several vehicles and an 80ft well stocked rear garden.

Key Features

- A leafy backdrop and a generous plot give this lovely garden privacy and the size of outdoor space which many crave.
- Peaceful location in the heart of Stoke Bishop on a highly regarded road with easy reach of local shops and cafes of Stoke Lane, the green open spaces of the Downs and The Dingle/Blaise Castle Estate, and bus connections to central areas.
- **Ground Floor:** reception hall, sitting room, study, open-plan kitchen family entertaining space, shower room.
- **First Floor:** part galleried landing, 3 bedrooms (one with en-suite shower room), shower room.
- **Second Floor:** part galleried landing, double bedroom with en-suite bath/shower room.
- **Outside:** driveway parking for several vehicles, well stocked rear garden (85ft x 35ft) with sitting out area and level section of lawn, utility outbuilding, garden shed.
- A stylish and well-presented family home in a tranquil location with generous garden and parking.





GROUND FLOOR

APPROACH: from the stone chipped driveway there is an external mailbox and external light. Upvc double glazed door with etched glass panels opening to:-

RECEPTION HALL: a most welcoming introduction, having an elegant turning oak staircase with handrail and toughened glass balustrade ascending to the first floor. Tiled flooring, moulded skirtings, vertical style column radiator, tall window to the front elevation, inset ceiling downlights, useful understairs storage cupboard. Panelled doors with stainless steel door furniture, opening to:-

SITTING ROOM: (13'6" x 12'4") (4.12m x 3.75m) upvc double glazed door overlooking and opening externally to the driveway with tall windows to either side, engineered oak flooring, vertical style column radiator, inset ceiling downlights.

STUDY: (11'8" x 7'2") (2.19m x 3.56m) large window overlooking the driveway, engineered oak flooring with underfloor heating and wall mounted digital thermostat heating control, part exposed brick wall, high sloping ceiling, three ceiling light points.

OPEN-PLAN KITCHEN/FAMILY ENTERTAINING SPACE: a thoughtfully designed and extended kitchen/family entertaining space having two sets of bi-folding doors overlooking and opening externally to the rear garden plus two large lantern lights. Loosely divided as follows:-

Sitting/Dining Area: (22'5" x 22'0") (6.82m x 6.70m) chimney breast with decorative recess and recesses to either side, having stone detailing, wall mounted cupboards and ceiling light points set into recesses. Recessed floating bookshelves, engineered oak flooring, inset ceiling downlights, two column style radiators. Panelled door with stainless steel door furniture opening to shower room. Open access to:-

Kitchen/Breakfast Area: (12'8" x 10'10") (3.86m x 3.30m) comprehensively fitted with an array of handleless and soft closing base and eye level units combining drawers and cabinets. Slimline granite effect worktop surfaces with wood effect breakfast bar. Integral appliances including electric double oven, electric grill, 5 ring gas hob with extractor, counter fridge, tall fridge/freezer and dishwasher. Corner carousel unit, splashback tiling, pull up multi-power socket, inset ceiling downlights, engineered wooden flooring.

SHOWER ROOM/WC: (9'4" x 6'6") (2.84m x 1.98m) built-in shower cubicle with glass door, built in shower unit, handheld shower attachment and an overhead waterfall style shower. Wide wash hand basin with wall mounted mixer tap and pull out drawer. Low level dual flush wc with concealed cistern. Tiled flooring. Obscure glazed window to the side elevation, heated towel rail/radiator, extractor fan, ceiling light point. Cupboard housing wall mounted Worcester Bosch gas fired combination boiler with pressurised tank.

FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with handrail and reinforced glass balustrade which enjoys plenty of natural light with wide window to the front elevation. Engineered wood flooring, radiator, inset ceiling downlights. Solid oak turning staircase ascending to the second floor, again with railing and reinforced glass balustrade. Panelled doors with stainless steel door furniture opening to:-

BEDROOM 2: (10'9" x 9'3") (3.27m x 2.82m) wide window to the front elevation, integral wall mounted cupboards, engineered wood flooring, radiator, inset ceiling downlights. Panelled door with stainless steel door furniture opening to:-

Shower Room/WC: built-in shower cubicle with tiled surround, built-in shower unit and an overhead waterfall style shower. Washstand with wash hand basin and mixer tap plus cupboard below. Low level dual flush wc. Engineered wood flooring, heated towel rail/radiator, inset ceiling downlights, extractor fan.

BEDROOM 3: (14'0" x 8'9") (4.26m x 2.66m) wide window overlooking the rear garden, engineered wood flooring, radiator, raised height built-in cupboards, inset ceiling downlights.

BEDROOM 4: (8'9" x 8'2") (2.66m x 2.48m) wide window to the rear elevation, built-in wardrobes offering ample hanging rail and shelving space, engineered wood flooring, radiator, inset ceiling downlights.

SHOWER ROOM/WC: (9'10" x 4'11") (3.00m x 1.50m) shower cubicle with tiled surround, built-in shower unit and overhead waterfall style shower. Wood effect worktop with wash hand basin and mixer tap having double opening cupboard and drawer below. Low level dual flush wc. Engineered wood flooring, heated towel rail/radiator, window to the rear elevation, inset ceiling downlights, extractor fan.



SECOND FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with handrail and reinforced glass balustrade, Velux window to the front elevation, eaves storage cupboard, ceiling light point, engineered wood flooring. Panelled door with stainless steel door furniture, opening to:-

BEDROOM 1: (16'7" x 15'9") (5.06m x 4.79m) virtually full width window enjoying a lovely sylvan outlook across the rear garden. Two Velux windows to the front elevation with fitted blackout blinds. Built-in wardrobe and cupboards. Airing cupboard housing hot water cylinder and pressurised tank. Engineered wood flooring, inset ceiling downlights, radiator. Panelled door with stainless steel door, opening to:-

En-Suite Bath/Shower Room/Wc: (11'0" x 7'3") (3.35m x 2.21m) double width shower cubicle with tiled surround, built-in shower unit, handheld shower attachment and an overhead waterfall style shower. Low level dual flush wc with concealed cistern. Freestanding bath with swan neck mixer tap and handheld shower attachment. Wash hand basin with wall mounted mixer tap and cupboard below. Tiled flooring with underfloor heating, heated towel rail/radiator, obscure glazed window to the rear elevation, extractor fan, inset ceiling downlights.

OUTSIDE

DRIVEWAY PARKING: (45ft x 30ft) (13.72m x 9.14m) designed for ease of maintenance and to accommodate multiple vehicles, being stone chipped with central pathway. Shrub borders to either side provide a good amount of privacy and there are five clipped conifers formed as a feature. Paved area immediately in front of the sitting room. Wrought iron gate with side pathway leading to the rear garden.

REAR GARDEN: (80ft x 35ft) (24.38m x 10.67m) immediately to the rear of the house and accessed via twin sets of bi-folding doors, there is a broad patio with ample space for garden furniture, potted plants and barbequing etc. Having wall mounted external lights and double power socket. The remainder of the garden is level and principally laid to lawn with timber fencing to either side and an assortment of mature shrubs. There is also a number of specimen trees that provide a good amount of privacy and feature. Useful garden shed. Gated side return access to driveway.

UTILITY OUTBUILDING: wood effect flooring, space for chest freezer, worktop surface with stainless steel sink, draining board to side and mixer tap over, space and plumbing for washing machine, wall mounted cabinets, ceiling light point, power sockets.

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: F

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	80 C
55-68	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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Total area: 2045 sq. Ft, 190 m²

