



Westbury-on-Trym

Guide Price £695,000

**LEESE &
GORDON**
Independent Estate Agents

102 Stoke Lane, Westbury-on-Trym, Bristol, BS9 3RH

- 3 Double Bedrooms
- Semi Detached Cottage
- Level Access to Shops
- Local Schooling
- Garage, Garden and Outbuilding
- No Onward Chain

A fantastic 3 bedroom semi-detached cottage, ideally positioned on Stoke Lane, close to local amenities and well-regarded schools. The property offers generous living space, well-proportioned rooms, and 3 double bedrooms, including a principal bedroom with en-suite, as well as a family bathroom. Further benefits include a rear garden, outbuilding, garage, and the advantage of being offered with no onward chain.

The property is accessed via a useful entrance porch, ideal for coats and shoes, leading into the first reception room, currently used as a dining area. This space features a front-facing window, built-in storage within the alcoves, a staircase rising to the first floor, and fitted carpeting. An archway opens into the lounge, which also benefits from a front-facing window, a feature fireplace with surround, and double doors leading into the conservatory.

The conservatory is of part brick and UPVC construction with a glass roof, creating a bright and airy space that connects seamlessly to the rear garden. It benefits from power, lighting, and heating, and features an attractive stone wall.

To the rear of the property is the kitchen/breakfast room, fitted with a range of wall and base units, worktops with tiled splashbacks, and a stainless steel sink/drainer. Integrated appliances include a gas hob, electric oven and grill, dishwasher, and fridge/freezer. A side window provides natural light, and the flooring is vinyl. From here, a rear lobby provides access to the garden, a downstairs WC, and a useful utility room. The WC and utility room both have rear-facing windows, with the utility also offering additional storage, a sink, and space/plumbing for appliances.





Upstairs, the landing leads to 3 double bedrooms and the family bathroom. The principal bedroom is located at the front and benefits from two windows, built-in wardrobes, a dressing room, and an en-suite shower room with an obscured rear window, shower cubicle, WC, and wash hand basin. Bedroom 2 is also front-facing with built-in wardrobes, while bedroom 3 is positioned to the rear, enjoying far-reaching views and neutral décor. The family bathroom comprises a bath with shower over, WC, bidet, wash hand basin, linen cupboard, extractor fan, and access to the loft.

Externally, the front of the property features a low-maintenance garden with a low-level stone wall, gate, and pathway leading to the entrance. There is access to the garage, measuring approximately 14'1 x 9'6, which includes an electric up-and-over door and a rear door providing access to the garden—ideal for storage, bikes, and bins.

The rear garden is level and designed for low maintenance, primarily laid to block paving. To one side, there is a pitched-roof outbuilding offering excellent versatility—ideal as a workshop, home office, or creative space, subject to some enhancement.

Offered with no onward chain, early viewing is highly recommended to fully appreciate what this property has to offer.

Useful Information

Elmlea Infants and Juniors School - approx. 477m

E-Act St Ursula's Academy - approx. 715m

Westbury On Trym Church of England Academy - approx. 907m

Bristol Free School

Close proximity to Independent Schools such as Badminton School and Redmaids' High School

Local Amenities in Westbury Village and Stoke Lane Canford Park within Walking Distance



Energy Performance Certificate: Rating D
Council Tax: Band F

Stoke Lane, Westbury-on-Trym, Bristol, BS9

Approximate Area = 1639 sq ft / 152.2 sq m

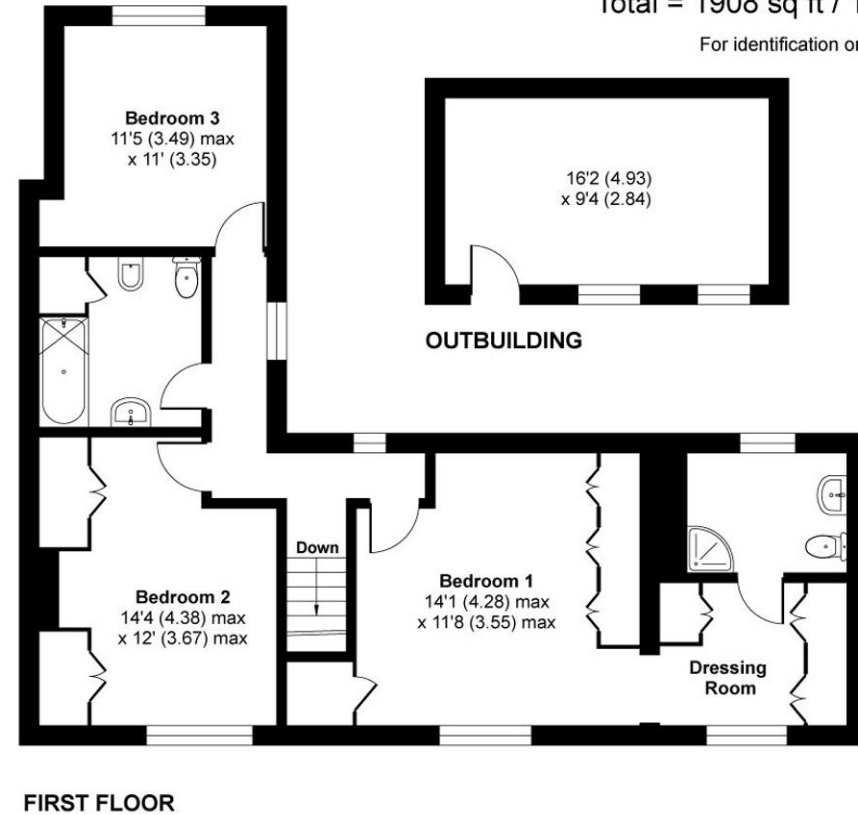
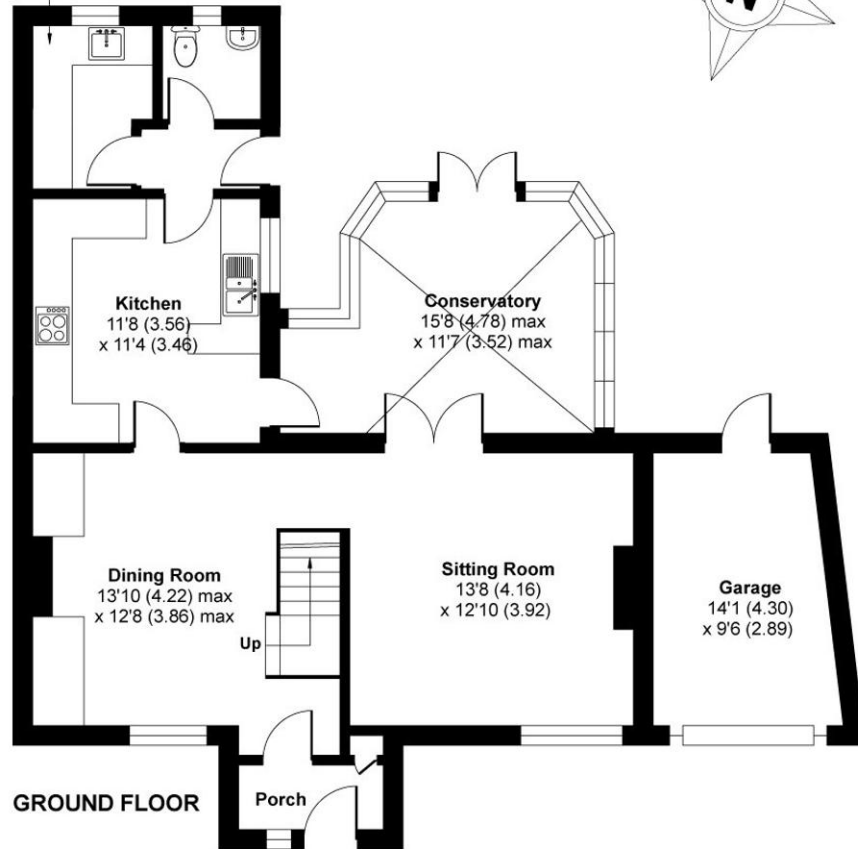
Garage = 118 sq ft / 10.9 sq m

Outbuilding = 151 sq ft / 14 sq m

Total = 1908 sq ft / 177.1 sq m

For identification only - Not to scale

Utility
7'8 (2.33) max
x 5'6 (1.67) max



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Leese & Gordon. REF: 1433861