



18 Sabrina Way, Stoke Bishop
Guide Price £725,000

RICHARD
HARDING



18 Sabrina Way, Stoke Bishop, Bristol, BS9 1ST

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To be sold for the first time since 1963 and with no onward chain; a wonderful 5 bedroom, 2 reception room 1930's detached family home enjoying a much larger than normal plot with exceptional (70ft x 70ft) rear garden that also enjoys an immense amount of privacy. There is also off-street parking and attached single garage.

Key Features

- Whilst it has been a cherished home for several generations of the same family, it offers potential to extend and re-design to one's own preferences, with planning consent already granted for a ground floor kitchen extension (Bristol City Council - 21/00425/H).
- Set well back from the road at the end of a quiet cul-de-sac and having lovely views across the River Severn towards countryside.
- In a prized and much sought after location within a few hundred yards of the shops on Stoke Hill and within easy reach of Whiteladies Road, Clifton Village, city centre and also handy for the beautiful wide-open spaces of the Downs. Within the AFP for Stoke Bishop (Cedar Park) Primary School. The Severn Beach to Temple Meads line runs through Sea Mills Train Station (nearby) also connecting with Clifton and Redland.
- **Ground Floor:** reception hall, sitting room, family room, kitchen/breakfast room, utility room, separate wc.
- **First Floor:** split level landing, 5 bedrooms, family bath/shower room.
- **Outside:** off-street parking, attached single garage, generous and mature rear garden.
- **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 necessary, and a more sympathetic upgrade would be perfectly possible.**





GROUND FLOOR

APPROACH: from the head of the cul-de-sac, there is a driveway gently ascending to the garage with a shallow flight of steps up to an open-fronted porch. Solid wood panelled front door with leaded light panel and leaded light windows to either side, opening to:-

RECEPTION HALL: (13'11" x 7'10") (4.24m x 2.39m) a most welcoming introduction having an elegant staircase ascending to the first floor, useful understairs storage cupboard with light point, wood effect flooring, moulded skirtings, coved ceiling, radiator, ceiling light point. Obscure glazed casement doors with moulded architraves, opening to:-

SITTING ROOM: (15'9" x 13'0") (4.80m x 3.96m) having a virtually full width bay window to the front elevation comprising six double glazed windows with obscure leaded light overlights. Central York Minster fireplace with coal effect gas fire, moulded skirtings, coved ceiling, radiator, ceiling light point.

FAMILY ROOM: (17'7" x 11'7") (5.36m x 3.53m) box bay window enjoying southerly orientation and overlooking the rear garden having a central double glazed sliding door with panels to either side plus windows and overlights. Recessed fireplace with marble hearth, moulded skirtings, coved ceiling, radiator, three wall light points, ceiling light point.

KITCHEN/BREAKFAST ROOM: (16'6" x 8'4") (5.03m x 2.54m) comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets, glazed display cabinets and shelving. Roll edged worktop surfaces with splashback tiling and pelmet lighting, sink with draining board to side and swan neck mixer tap over. Integral appliances including electric oven, 4 ring electric hob, pull out extractor hood, fridge and dishwasher. Ample space for table and chairs, tiled flooring, moulded skirtings, inset ceiling downlights, coved ceiling. A pair of double glazed windows enjoying southerly orientation and overlooking the garden. Obscure glazed casement door with side panel, opening to:-

UTILITY ROOM: (8'2" x 7'11" measurements including separate wc) (2.49m x 2.41m) tiled flooring, double glazed windows on two sides, coved ceiling, inset ceiling downlights, space and plumbing for washing machine, space for tall fridge/freezer. Worcester Bosch gas fired combination boiler (installed in 2019 and under guarantee). Upvc double glazed door overlooking and opening externally to the rear garden. Door to:-

SEPARATE WC: low level dual flush wc, pedestal wash hand basin with mixer tap, tiled flooring, obscure double glazed window to the rear elevation, coved ceiling, ceiling light point.

FIRST FLOOR

SPLIT LEVEL LANDING: moulded skirtings, coved ceiling, ceiling light point, loft access with pull down ladder. Panelled doors with moulded architraves, opening to:-

BEDROOM 1: (15'9" x 11'8") (4.80m x 3.56m) virtually full width bay window to the front elevation comprising six double glazed windows with obscure leaded light overlights enjoying beautiful far reaching views across the River Severn towards countryside and with the Blaise Estate. Moulded skirtings, coved ceiling, radiator, ceiling light point.

BEDROOM 2: (12'5" x 11'5") (3.78m x 3.48m) wide window enjoying a southerly orientation and overlooking the garden. Wall to wall built in wardrobes offering generous hanging rail, shelving and drawer space. Moulded skirtings, coved ceiling, ceiling light point, radiator.

BEDROOM 3: (12'2" x 10'0") (3.71m x 3.05m) windows to the front elevation with leaded light overlights and enjoying an attractive view along the River Severn with unspoilt countryside and the Blaise Estate. Radiator, coved ceiling, moulded skirtings, ceiling light point.

BEDROOM 4: (9'10" x 8'10") (3.00m x 2.69m) double glazed windows overlooking the rear garden with southerly orientation, radiator, moulded skirtings, coved ceiling, ceiling light point, built in double opening wardrobe with cupboards above.

BEDROOM 5: (8'10" x 8'4") (2.69m x 2.54m) leaded light bay window to the front elevation with attractive views towards the River Severn, unspoilt countryside and the Blaise Estate. Radiator, moulded skirtings, coved ceiling, ceiling light point.

FAMILY BATH/SHOWER ROOM/WC: (8'8" x 8'4") (2.64m x 2.54m) large walk in style shower with low level shower tray, sliding glass door and panel, wall mounted shower unit plus handheld shower attachment and an overhead circular shower. Wall mounted wash hand basin with mixer tap and pull out drawer below. Panelled bath with mixer tap. Low level dual flush wc. Tiled flooring and fully tiled walls, heated towel rail/radiator, wall mounted mirror with integral lighting, inset ceiling downlights, a pair of obscure glazed windows to the rear elevation.





OUTSIDE

OFF STREET PARKING: driveway parking for one car. Access to:-

ATTACHED SINGLE GARAGE: (16'4" x 10'7") (4.98m x 3.23m) metal up and over door, 12ft high ceiling height with illuminate strip light, wall mounted cabinets, power sockets, personal door and window to side.

REAR GARDEN: (75ft in width max x 70ft length) (22.86m x 21.34m) immediately to the rear of the house there is a paved patio with ample space for garden furniture, potted plants and barbequing etc. Raised shrub border with sunken pond and an assortment of flowering plants and mature shrubs. The remainder of the garden is principally laid to lawn and by virtue of the house's location within the cul-de-sac is an exceptionally large garden and enjoys a good amount of privacy. Having mature apple trees as well as a Magnolia and Cherry Blossom to name but a few. Outside water tap and large greenhouse plus wendy house.

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
55-68	D		
39-54	E	50 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.



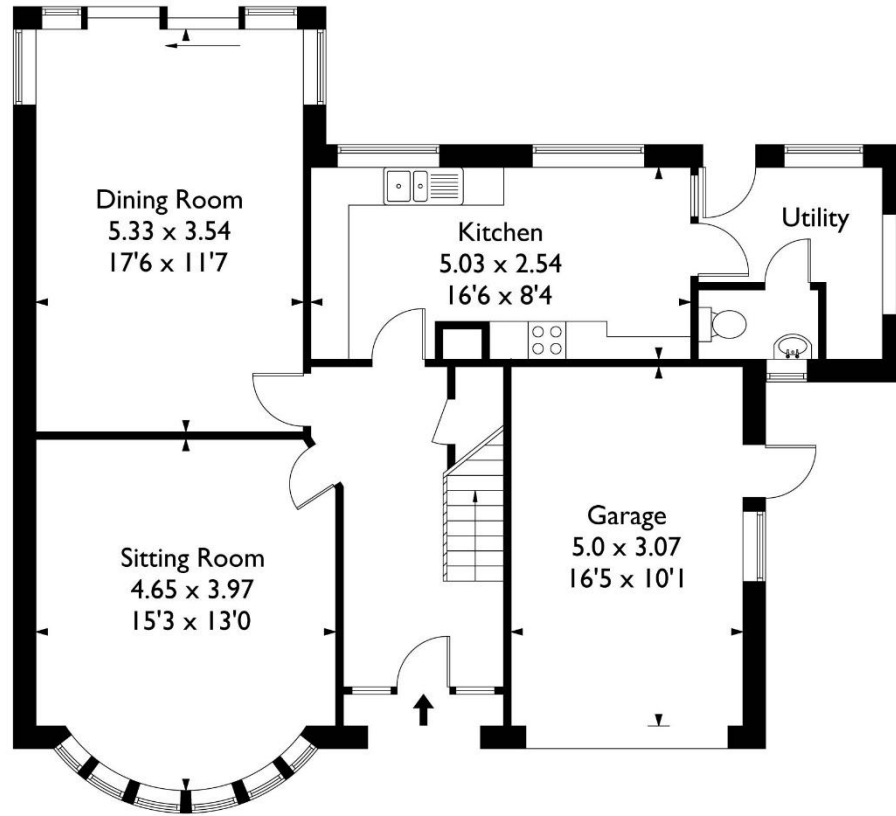


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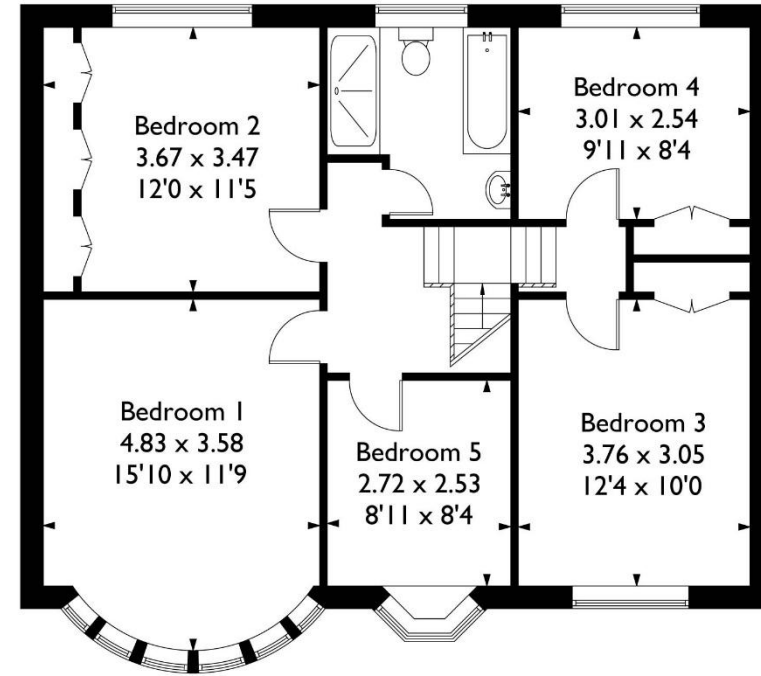
Approximate Gross Internal Area 139.40 sq m / 1502.40 sq ft

Garage Area 15.40 sq m / 165.20 sq ft

Total Area 154.80 sq m / 1667.60 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.