



SOUTHERLY

Stoke Hill, BS9



SOUTHERLY STOKE HILL

Elegant and beautifully appointed six-bedroom detached home of circa 4,500 sq ft, offering exceptional family living, stunning entertaining space and a magnificent private garden, located just moments from The Downs.



Local Authority: Bristol City Council
Council Tax band: H
Tenure: Freehold

Guide Price: £2,850,000



The welcoming reception hall sets the tone for the accommodation beyond, with elegant proportions and an effortless flow between the principal reception rooms. Designed with both family life and entertaining in mind, the ground floor offers a seamless connection between the interior and the gardens – a particular highlight being the family room, featuring a dramatic double-height vaulted ceiling, feature fireplace and full-width bi-folding doors that open directly onto the terrace. The impressive glazing floods the room with natural light and creates a wonderful connection with the garden throughout the seasons.

Overlooking the family room is a magnificent handcrafted kitchen by Smallbone. Beautifully appointed and centred around a substantial island, it incorporates a four oven AGA, with a range of premium integrated appliances and extensive storage. This open plan space creates a wonderful social hub ideally suited to modern living.

The triple aspect drawing room enjoys similarly generous proportions and benefits from wide bi-fold doors opening onto the rear terrace. Finished with elegant solid oak parquet flooring and a feature fireplace, it provides a sophisticated yet comfortable setting for both everyday enjoyment and formal occasions.

A separate dining room offers further flexibility for entertaining, while a well-appointed study provides an ideal work-from-home environment. Completing the ground floor are a fitted utility room with external access and a stylish cloakroom.

The property benefits from wet underfloor heating throughout.





The bedroom accommodation is arranged over the first and second floors. The principal suite enjoys delightful garden views and incorporates extensive fitted wardrobes, a dressing area and a luxurious en-suite bathroom featuring a freestanding-style bath, Japanese toilet, generous walk-in shower and double vanities.

A guest bedroom benefits from its own contemporary en-suite shower room, while three further double bedrooms on the first floor are served by a large and beautifully appointed family bathroom, which turns into a steam room. The second floor provides an additional double bedroom, shower room and useful eaves storage, making it an ideal guest suite or independent space for older children.

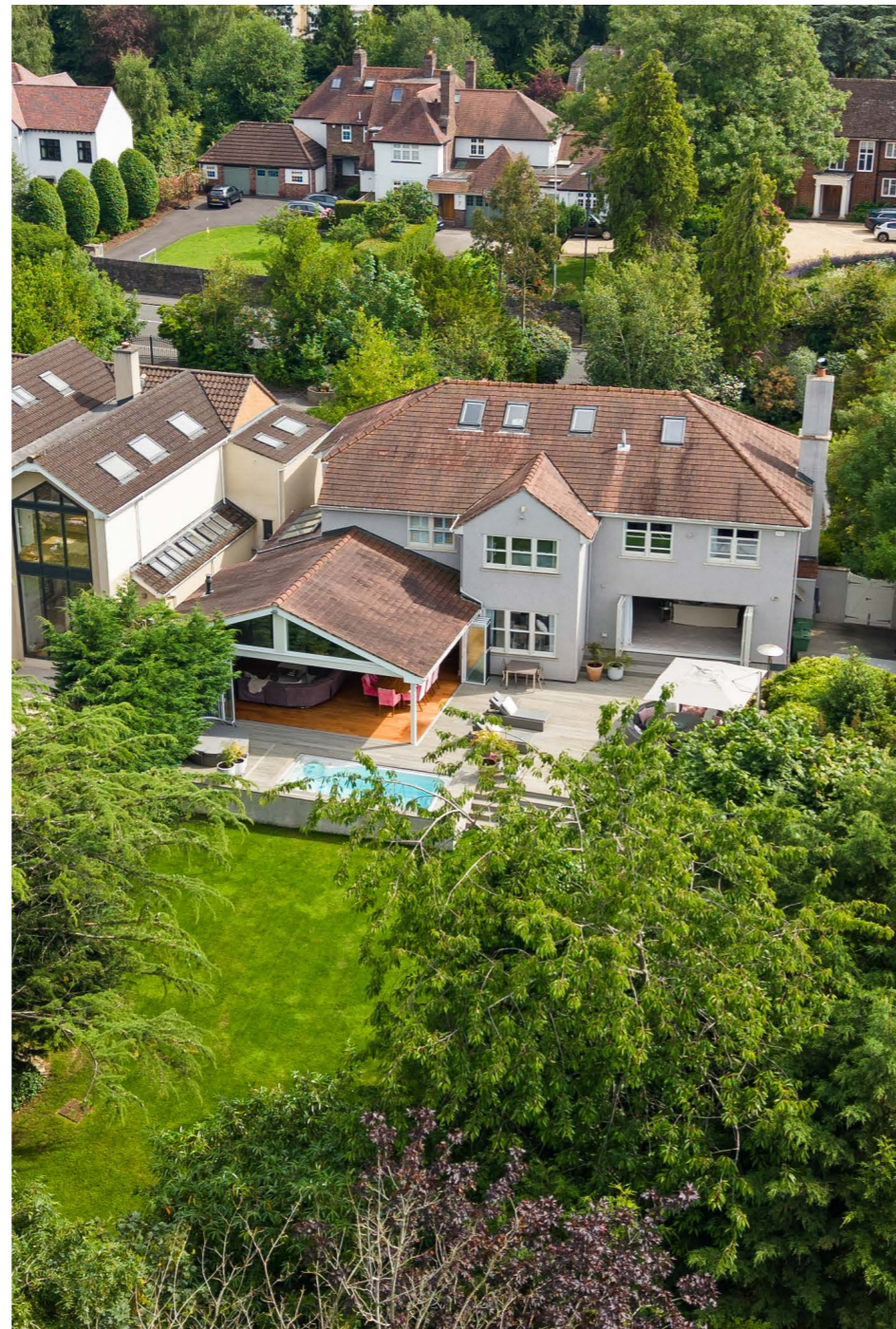




The gardens form a particular highlight of the property and have been designed to maximise outdoor enjoyment. Extending across the rear of the house is a substantial terrace providing an exceptional space for dining, entertaining and relaxation. Integrated within the terrace are a premium Hydropool hot tub and swim spa, creating a superb private wellness area for year-round enjoyment.

Beyond the terrace, steps descend to an extensive level lawn enclosed by mature boundaries, providing an ideal environment for children, pets and outdoor recreation.

Towards the rear of the garden, a timber summerhouse and additional garden store offer excellent ancillary space, while established trees and planting provide privacy. Side access connects the rear garden with the front driveway.



Stoke Hill, Stoke Bishop, Bristol BS9 1JH

Approx. Gross Internal Area
4186.70 Sq.Ft - 389.0 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Xara Grigg

0117 317 1998

xara.grigg@knightfrank.com

Knight Frank Bristol

1 The Mall

Clifton

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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