



**The Green, Stoke Gifford Bristol BS34 8PD**

**welcome to**

## **The Green, Stoke Gifford Bristol**

This stunning three bedroom, two reception property is located on 'The Green', Stoke Gifford.....arguably Stoke Gifford's most desirable and historic location. The home boasts extensive parking, flexible layout and exquisite/very spacious rear garden plus spacious stand alone garage.

### **The Green Entrance**

Entrance is granted almost directly from 'The Green' with it's historic buildings including St Michael's Church. You couldn't wish for a more pleasant entrance! Beyond the stone wall and gates is a well presented gravel driveway leading to the front door.

### **Hallway**

18' 5" max x 5' 11" max ( 5.61m max x 1.80m max )  
Once inside you are met by an extensive hallway and open staircase. The flooring is complete with parquet wood which extends through and into further rooms. Here the space really accentuates the feeling of size and space as found throughout.

### **Living Room**

15' 11" max x 12' 6" max ( 4.85m max x 3.81m max )  
WOW! The beautiful living room with feature fireplace look out over the garden via sliding doors. The comfortable room is filled with light and offer a very tranquil view. Complete with carpet, coving and pendant chandelier.

### **Dining Room**

15' 11" max x 8' 10" max ( 4.85m max x 2.69m max )  
Another beautiful room complete with parquet flooring. The dual aspect credentials with windows to the side and front offer lovely light and highlight the exposed beams. Flexible use here dependant on your requirements.

### **Kitchen**

11' 9" max x 12' max ( 3.58m max x 3.66m max )  
Full kitchen with wall and base units and plenty of room for maneuver. Again, dual aspect credentials meaning plenty of light. Finished to a good standard and presented well. Complete with integrated oven, hob and extractor.

### **Bathroom**

8' 8" max x 6' 1" max ( 2.64m max x 1.85m max )  
Very well presented 'four-piece' bathroom to include bidet and accessibility bath with shower over. Presented to a clean and smart standard with window to the side aspect.

### **Stairs Leading Upwards**

Well presented staircase leading upwards to include carpet. Existing stair lift still in place.

### **Landing**

13' max x 3' max ( 3.96m max x 0.91m max )  
Spacious with window to garden aspect leading to both bedrooms.

### **Bedroom One**

16' 7" max x 12' 5" max ( 5.05m max x 3.78m max )  
The primary bedroom enjoys fabulous views out over the garden and miles beyond. The space includes huge storage and ensuite bathroom.

### **Ensuite**

7' 5" max x 5' 4" max ( 2.26m max x 1.63m max )  
Full three piece ensuite presented to a good standard. Spacious and convenient.

### **Bedroom Two**

16' 7" max x 12' 3" max ( 5.05m max x 3.73m max )  
The second bedroom on the top floor is also afforded superb views, great dimensions and plenty of storage.

### **Bedroom Three**

12' max x 11' 10" max ( 3.66m max x 3.61m max )  
The third bedroom is located on the ground floor and offers flexibility of use. Here we find a lovely garden outlook and a continuation of parquet

flooring.

### **Exterior Rear Garden**

Stunning rear garden complete with multiple areas of interest. The historic value really shines through given the boundary walls and exceptional views.

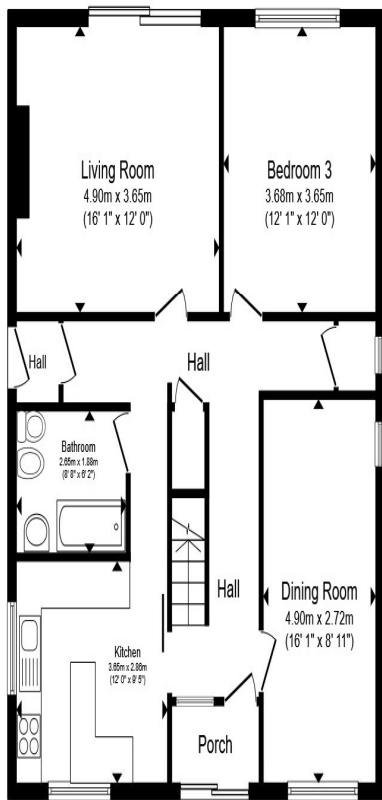
### **Garage/Workshop**

Exceptional and spacious garage accessed from the side of the property. The space offers further future potential and/or left in it's current guise.

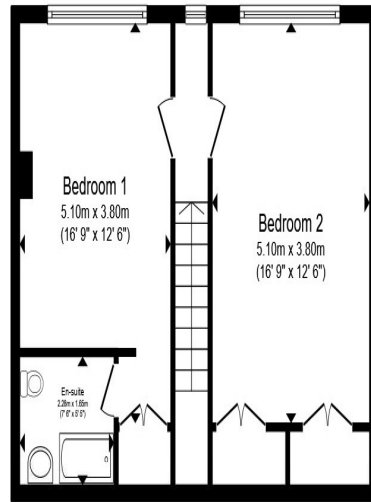
### **Driveway And Parking**

Parking for multiple vehicles.

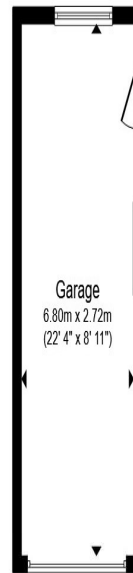




**Ground Floor**



**First Floor**



**Garage**

Total floor area 152.1 m<sup>2</sup> (1,637 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**The Green,**  
**Stoke Gifford Bristol**

- Hugely Desirable Three Bedroom House - The Green, Stoke Gifford
- Two Reception Rooms / Two Bathrooms (Flexible Layout)
- Extensive Driveway and Rear Garden / Two Storey with Dormas to the Rear
- Delightful Garden with Long Views / Spacious Stand-Alone Garage
- Substantial Opportunity to Modernise to Taste

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

**£600,000**



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