12 Stoke Park Road
Stoke Bishop, Bristol, BS9 1LF

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Gross Internal Area (approx) = 288.4 sq m / 3104 sq ft
Garages = 42.6 sq m / 468 sq ft
Total = 331 sq m / 3562 sq ft
For identification only. Not to scale.

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12 Stoke Park Road
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Rare opportunity to create your own bespoke home in this sought after road

- Entrance vestibule and reception hall
- Drawing room, dining room, sitting room and study
- Kitchen/breakfast room
- Utility and cloakroom
- Five first floor bedrooms with a sixth interconnecting
- Two bathrooms
- Gated block paved carriage drive
- Mature front garden
- Two garages and a summer house
- Level gardens, sun terrace and woodland
- EPC Rating = E

Mileages
- Bristol City Centre = 2.7 miles
- M3 Junction 17 = 4.4 miles
- Bristol Temple Meads = 4.1 miles
- Bristol Airport = 10.4 miles

Description
A significant family house situated in this prestigious road and providing generous two storey accommodation. The property stands central within a large and level plot with the rear garden enjoying a south easterly orientation. The present owners have enjoyed a lengthy tenure and have created an adaptable home which provides just over 3000 sq. ft. of accommodation. There is plenty of opportunity to reconfigure and adapt to individual needs. Constructed circa 1950 from rendered elevations under a pitched and tiled roof, there are double glazed hard wood windows throughout, a comprehensive heating system and a kitchen and bathrooms. The property has excellent curb appeal with a wide frontage, a secured electrically operated wrought iron gate provides access to the front garden which is screened with established plants and trees and there are two strips of shaped lawns. A block paved drive provides access to not only ample hardstanding but also two garages located either side of the house. Central there is a glazed vestibule leading to the generous reception hall which includes a rising staircase to the first floor. There is an under stairs cupboard and cloakroom located off. There are three principal rooms, two are interconnecting and these include the drawing and dining room with sliding doors opening on to the sun terrace and rear garden. The sitting room to the front includes windows overlooking the front garden and there is also a useful study for those seeking live/work prospects. The kitchen/breakfast room has an array of wall and base units with various integrated appliances and a breakfast bar whilst adjacent is the utility room with the prerequisite plumbing, a skylight window and door to the rear garden. Located off the first floor landing are six bedrooms, one of which is interconnecting and these are served by two bathrooms and there is also a generous loft space. The bedrooms are well appointed, enjoying various orientations and aspects with built in wardrobes for four of the bedrooms. The rear garden enjoys a sunny south easterly orientation and is extensive, laid to lawn and incorporates a sun terrace and summer house. There is good privacy from the heavily planted evergreen curtilages and within there are planted borders around shaped lawns. A large wooded area lies beyond and extends into the grounds of the Theological College.

Location
One of Bristol’s most sought after roads, wide, tree lined and with a number of high net worth homes. Stoke Park Road is ideally placed in the heart of suburban Stoke Bishop and on the cusp of a wide range of amenities. In proximity there are convenience stores, supermarkets, some restaurants and hostels. Durdham Downs is on the cusp with 400 acres of open recreational parkland and there are also various golf courses, tennis and leisure clubs. Nearby Clifton is excellent for independent schooling. Likewise Westbury on Trym and these include Clifton College, Badminton and Redmaids respectively. For transport links the nearby A4018 provides direct links to Bristol’s commercial centre and also the motorway networks M5 serving the South West and Midlands and linking to the M4 South Wales and London. Bristol has two mainline train stations, Parkway and Temple Meads which are 5.7 and 4.1 miles distant respectively with services to a number of cities nationwide. Bristol Airport has flights to a number of regional cities and European destinations.