



A private family house in a sought after cul-de-sac.

Church Avenue, Stoke Bishop, Bristol, BS9

£1,495,000 Freehold





Entrance vestibule and reception hall • Dining hall and drawing room • Study and snug • Kitchen and breakfast area • Principal bedroom suite • Three further bedrooms and family bathroom • Self-contained annexe • Double garage, carriage drive and parking • Formal gardens, sun terraces, green house and store

Local Information

A beautifully quiet and secluded spot, Church Avenue is a discreet cul-de-sac with high net worth homes neighbouring and within the immediate lye of the nearby Parish Church. Stoke Bishop Village has a small array of shops and restaurants and there are more extensive shopping facilities from Westbury-on-Trym and Clifton. Sneyd Park lies to the North West of the commercial city and there are good road links via the A4 and A4018 to the motorways M5, M4 and M32. Bristol has two main line train stations, the closest of which is Bristol Temple Meads with regular services to a number of cities nationwide. Many flights are available from Bristol International Airport. For schooling state and independent, primary and secondary, there is a wide choice and for sporting endeavours, golf courses and health and leisure clubs are also nearby.

About this property

An individual detached family house architect designed by the present owner and tucked away and in this discreet location. The property is in the immediate lye of the St Mary Magdalene Parish Church and

was constructed circa 1985 from brick elevations under a pitched and tiled roof. This individual home offers excellent versatility for multi-generational living with a separate annex and enjoys unrivalled privacy and seclusion.

The accommodation includes an entrance vestibule with a solid front door and a glazed door through to the large and welcoming dining hall. There is a full length sliding door over the garden to the rear and plenty of circulation space. The drawing room is a sight to behold, cavernous and with a cedar clad full height ceiling, this is dual aspect and with a brick built fire place with an inset gas fire. A glazed door to the side provides access to the small green house. The kitchen and breakfast area combine functionality with occasional seating and this is a truly sociable space, adjacent is a snug currently a hobby room. The kitchen has a range of wall and base units with some integrated appliances and beyond there is a utility room with a door to the side elevation. Located off the hall there is a store room, cloak room and study. The principal bedroom suite is on the ground floor, well appointed with built in



wardrobes, an en suite bathroom and there are dual aspect windows over the gardens. The first floor features two bedrooms, in addition to an interconnecting bedroom and these are well served by the family bathroom. Below the home there is a large store with restricted head height.

The annexe was a later addition and is attached to the double garage which has a pair of up and over doors. The annex has an open plan arrangement with a kitchen and living area, high ceilings and casement windows over the front elevation. The bedroom has built in wardrobes and there is a bathroom.

The property is approached via a long carriage drive which is gated and culminates in a parking and turning area. There are terraces including a covered al fresco dining area, as well as formal lawned gardens to the front. Well stocked flower borders are notable and there is an ornamental pond. There is gated access to either side of the house with the aforementioned green house and a timber store. The back garden is designed for ease of maintenance with hard landscaping and an elevated tier for occasional seating and to enjoy the evening sun. There is a water feature and raised beds, an arbour provides access to the wild garden and a footpath around the periphery.

Tenure
Freehold

Local Authority
Bristol City Council

Energy Performance
EPC Rating
Main House = D
Annexe = D

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Telephone:
+44 (0) 117 933 5800.





Approximate Area = 276.9 sq m / 2981 sq ft
 Outbuilding / Annexe = 152.8 sq m / 1645 sq ft
 Garage = 38.8 sq m / 418 sq ft
 Total = 468.5 sq m / 5043 sq ft
 Including Limited Use Area (112.6 sq m / 1212 sq ft)
 For identification only. Not to scale.
 © Fourwalls



Cellar
 (Not Shown In Actual Location / Orientation)



Annexe
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 281987

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210713KYNL