



DADDON HOUSE 10 STOKE PADDOCK ROAD
STOKE BISHOP BS9 2DJ

GOODMAN
& LILLEY





A rare opportunity has arisen to acquire this stunning Stride built 1930's detached family home situated on the highly regarded Stoke Paddock Road, Stoke Bishop.

This beautiful home boasts spacious light and airy accommodation arranged over three floors and in brief comprises; a sizeable and welcoming entrance hall, three reception rooms, high quality fitted kitchen/breakfast room, utility room and cloakroom WC to the ground floor, four double bedrooms, four bathrooms and study to the first floor, with a further double bedroom, dressing room and shower room WC to the second floor. There is also further potential to convert unused loft space on the second floor subject to the necessary planning consent.



Daddon House is positioned on a large level plot of 0.36 of an acre with good sized gardens to the front and rear, electric gated driveway with turning circle to the front, which in turn leads to an integral double garage. The sunny rear garden enjoys a south-easterly orientation and offers a good degree of privacy as well as a delightful heated outdoor swimming pool and hot tub.

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- * 1930's Stride Detached Home
 - * 0.36 of an Acre Plot
 - * Five Double Bedrooms
 - * Five Bathrooms, Three Receptions
 - * South Facing Rear Garden
 - * Double Garage & Driveway
 - * 39ft Heated Swimming Pool



GUIDE PRICE £1,350,000





Guide Price: £1,350,000

Tenure: Freehold

Council Tax Band: G





LOCAL AREA



Bristol's Harbourside 20 Minutes



Bristol Zoo 10 Minutes



2.5
Hours

...Train
Journey to
London

1.5
Hours

... Car
Journey to
Devon

Dubbed as a modern, dynamic green city, Bristol thrives off sharing its enviable quality of life with its residents and is a centre of culture, lifestyle, employment & education.

Perfectly placed on the bustling commuter belt, the city sits as a flagship for the South West, helping diverse sectors unite to include financial and ICT sectors, engineering, healthcare research and high calibre universities and sporting colleges.

Steeped in heritage with a legacy of fine iconic buildings, historic streets, transport hubs, parks & open spaces, regeneration plans are in place to perfectly blend the old with the new, making it easy to see why so many call it home.

As European Green Capital 2015 and the first Cycling City, investment plans continue to bring zest & new life in to Bristol and will build upon the solid foundations that have allowed Bristol to pave the way in city and lifestyle development to create a new, superbly connected entry into Bristol.



Cabot Circus 15 Minutes



The Suspension Bridge 5 Minutes



Portishead 20 Minutes

TRANSPORT

 Bristol Airport

 M5, Junction 17

 Temple Meads


30
Minutes


10
Minutes

15
Minutes

EPC BANDS TBC

CONNECT WITH US

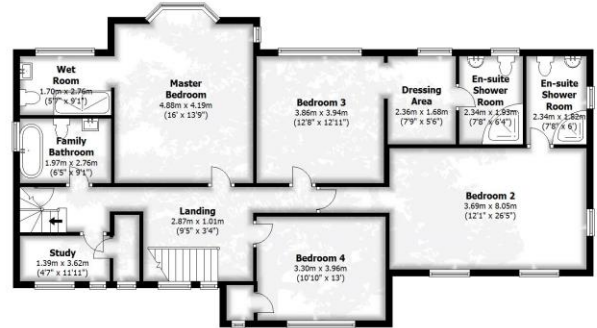
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 @Goodman_Lilley

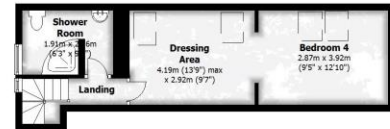
Ground Floor
Approx. 169.0 sq. metres (1819.4 sq. feet)



First Floor
Approx. 122.3 sq. metres (1315.9 sq. feet)



Second Floor
Approx. 32.4 sq. metres (348.9 sq. feet)



Total area: approx. 323.7 sq. metres (3494.2 sq. feet)

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