



17 NEWLYN AVENUE,
STOKE BISHOP, BS9 1BP

GOODMAN
& LILLEY







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GUIDE PRICE
£1,395,000

An exceptional detached family residence extending to over 2,800 sq.ft., this immaculate four-bedroom home has been meticulously modernised and significantly extended to create sumptuous, contemporary living space of the very highest quality. Finished to exacting standards throughout, it offers a superb blend of light-filled open-plan areas, luxurious finishes, cinema room, sunken hot tub, and versatile reception rooms designed for both family life and entertaining.

Viewing & Further Information: This outstanding property is available exclusively through the sole agents. Early viewing is strongly recommended to fully appreciate the quality, scale, and lifestyle on offer.

Location

Nestled in one of Bristol's most desirable family-friendly suburbs with leafy surroundings, strong community spirit, and excellent local infrastructure. It's a sought-after area combining village charm with superb connectivity.

Just a short distance from 'Durdham Downs' that boasts over 400 acres of open space and parkland. Locally, there is a range of convenient shops at Shirehampton Road, Stoke Hill, Stoke Lane, and Westbury on Trym village. There are many private and state schools in the vicinity, including the excellent Stoke Bishop C of E Primary School a few minutes walk away, Bristol Free School, Redmaids' High School and Badminton. Convenient position for access to Whiteladies Road, the city centre and North View/Henleaze Road and very handy for commuting out of town via the M5 motorway junctions 17 and 18.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

On approach, the property immediately impresses with its stylish frontage and in-and-out block-paved driveway leading to the integral garage. The welcoming entrance hall opens into a grand reception hall, complete with a bespoke oak and glass balustrade staircase.

The principal reception rooms include a bright

front-facing sitting room with feature fireplace and wood burner, and a dedicated cinema room styled as an intimate boutique theatre.

The heart of the home is a magnificent 33ft x 21ft open-plan kitchen/living room, bathed in natural light from two large ceiling lanterns and extensive bi-fold doors. The kitchen is beautifully appointed with premium Siemens appliances, Fisher & Paykel dishwashers, a large central island, instant boiling and sparkling water taps, and elegant finishes throughout. This sociable space flows seamlessly into a stylish cocktail bar/snug, while underfloor heating, a Contura wood burner, and electronically controlled blinds ensure comfort all year round.

Additional ground floor accommodation includes a utility room with access to the integral garage, and a beautifully appointed cloakroom/WC.

First Floor

The solid wood staircase rises to a spacious landing with access to all bedrooms and the loft.

The master bedroom is an opulent principal suite with bespoke wardrobes, air conditioning, and a hidden doorway to a luxurious en suite bathroom. Completed in 2023, the en suite boasts underfloor heating, a drench shower, twin basins, wall-hung WC with bidet shower, and a feature bath.

Bedroom 2 is a large bay-fronted double with built-in wardrobes and excellent proportions.

Bedroom 3 enjoys views to the rear, fitted wardrobes, air conditioning, and sliding glazed doors with blackout blinds.

Bedroom 4 is a versatile double, perfect as a child's room, guest bedroom, or home office.

The family bathroom is finished in Travertine stone with bath, separate shower enclosure, heated towel rail, and contemporary fittings.

Outside

The property sits within a generous plot and is approached via an attractive in-and-out driveway providing extensive parking and access to the integral garage.

The rear garden (76ft x 43ft) has been landscaped for both entertaining and relaxation, featuring a large patio area, raised decking with artificial lawn, and multiple sitting-out areas. A particular highlight is the 8-person sunken hot tub, perfectly positioned for year-round enjoyment. The garden is enclosed by fencing with well-planted flower borders, offering both privacy and charm.

A high-quality garden office/summer house with power, lighting, and air-conditioned heating/cooling provides an excellent space for home working or a stylish retreat.



- Stunning detached contemporary home
- Four Double Bedrooms (master with en-suite)
- Stylish cinema room
- Viewing essential to appreciate all on offer at this stunning home
- Delightful light & airy accommodation of over 2,800 sq ft
- Large high quality family bathroom
- Large level plot. Rear garden with office pod & hot tub
- Modernised to exacting standards
- Vast open plan living areas
- Excellent position for leading local schools

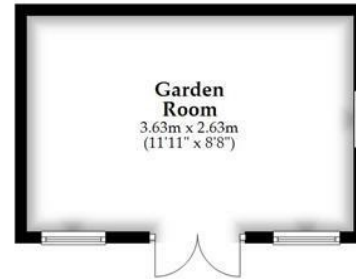




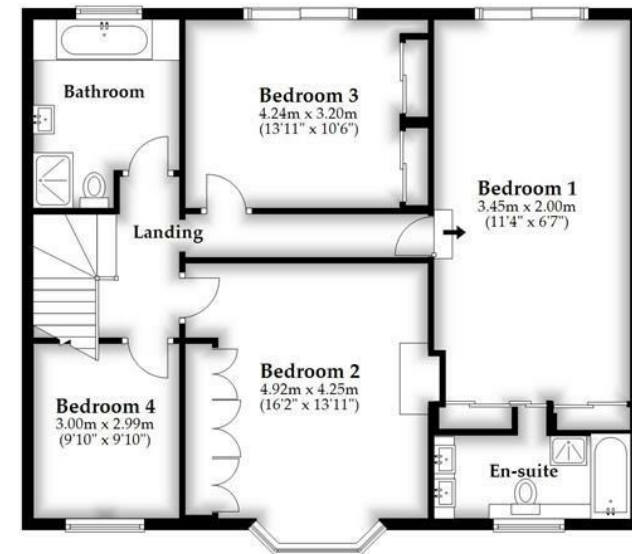
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Ground Floor



First Floor



Total area: approx. 256.6 sq. metres (2761.6 sq. feet)

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.
Plan produced using PlanUp.

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