



3 WEST DENE,
STOKE BISHOP, BS9 2BQ

GOODMAN
& LILLEY







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GUIDE PRICE
£1,295,000

An Exceptional Five-Bedroom Detached Family Home on a Highly Regarded Road in a Prime Stoke Bishop Location. We are proud to bring to market this substantial and well presented five-bedroom 1920's detached family home, offering generous and versatile living accommodation throughout.

With so much to offer in such a desirable setting, early interest is expected. Get in touch with one of our property experts today to arrange your viewing.

Location

A highly regarded location with wonderful amenities on the doorstep and in close proximity to the historic Downs. A great location for families with sought-after schooling on the doorstep. West Dene is located in Stoke Bishop, a popular and highly regarded suburb located to the north west of Bristol's commercial centre.

Within the immediate environs there is Elmlea School, Stoke Bishop Primary and Bristol Free School as well as a number of highly regarded independent schools in Westbury-on-Trym and Clifton including Redmaids' High, Badminton, Bristol Grammar School, QEH, Clifton High School and Clifton College. Stoke Bishop and Westbury-on-Trym village have a variety of shops, cafes, restaurants and stores suitable for day-to-day living. Henleaze high street, Whiteladies Road, Queens Road and Clifton Village offer a more eclectic mix of boutiques, Waitrose, two independent cinemas, and numerous bars and restaurants, all less than 2 miles away.

Just 15 minutes away on foot is the historic Durdham Downs which offers walks and gym trails whilst the Blaise Estate at the end of Coombe Lane has more challenging woodland walks. For sporting pursuits there are golf courses, health and leisure clubs, Canford Park with tennis courts, and at the end of the road is the University of Bristol Sports Complex (indoor and outdoor tennis, cricket, hockey,

rugby and football), many clubs and activities available for children as well as adults. The location is ideally placed for the commuter with good access to the A4018, the main arterial route to Bristol's commercial centre and the motorway networks, M4 and M5. For national travel, Bristol Parkway and Temple Meads train stations are easily accessible with an extensive schedule of services to most cities. Sea Mills train station is approximately a 15 minute walk for those commuting into offices close to Temple Meads.

Bristol City Centre 2.5 miles, Blackboy Hill 1 mile, M5 (J17) 4.5miles, Bristol Parkway Station 4.5 miles (distances approximate)

Ground Floor

The spacious and light-filled interior begins with a generous-sized entrance hall, with original oak flooring, setting the tone for the rest of the home.

To the front of the property is a comfortable reception room, ideal as a formal sitting area, which benefits from a large window allowing natural light to flood in. This room opens into a generous dining room to the rear of the property, creating a flexible space perfect for entertaining or family gatherings. From here, French doors open directly onto the southerly-facing rear garden, allowing for seamless indoor-outdoor living. The kitchen/breakfast room offers ample space for both cooking and dining and is fitted with a range of wall and base units, integrated appliances, and extensive granite worktop space,

the kitchen overlooks the rear garden and offers plenty of potential to personalise or extend the house further, subject to any necessary permissions. A convenient cloakroom/WC and separate utility space with Belfast sink, completes the ground floor accommodation.

Upper Floors

The upper two floors of the property having been thoughtfully extended in the past to provide well-balanced and adaptable family accommodation. There are five generously proportioned bedrooms, making this home ideal for growing families, those needing space to work from home, or multi-generational living.

The principal bedroom is located on the first floor at the front of the house and benefits from a modern en-suite shower room, whilst the remaining bedrooms on the first floor are served by a well-appointed family bathroom with separate shower and contemporary fittings. The final generous double bedroom is in the converted loft space and houses the second quality en-suite shower room.

Outside

Externally, this property truly excels. The rear garden is a standout feature—southerly facing and predominantly laid to lawn, with mature borders, paved patio area, a new decked area, and space for: children to play, gardening, or outdoor entertaining. The garden enjoys a high degree of privacy and captures the sun for most of the day,

making it an ideal retreat in all seasons.

Additional outdoor features include a front and westerly side garden, and access to the garage, which offers significant storage and has potential for conversion (subject to consents), or workshop use.



- Substantial Detached Family Home
- Five Generously Sized Bedrooms (two en-suites)
- Highly Prized Stoke Bishop Location
- Great Local Schooling / Amenities
- South Facing Rear Garden
- Garage and Driveway Parking





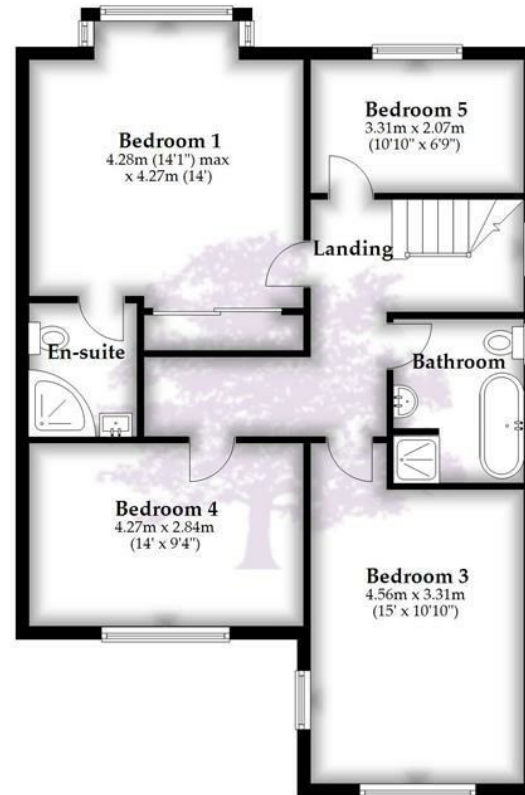
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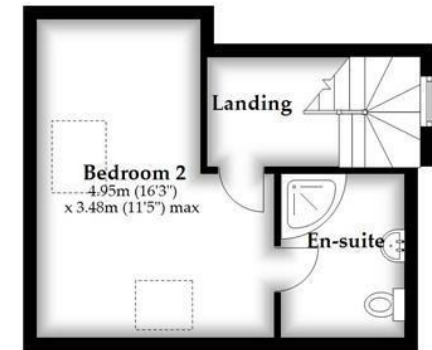
Ground Floor



First Floor



Second Floor



Total area: approx. 192.8 sq. metres (2075.5 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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