GOODMAN & LILLEY

8 CRANLEIGH GARDENS

STOKE BISHOP
BS9 1HD

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- Substantial 1920s five-bedroom family house
- Superb open-plan kitchen/dining/sitting space
- Vendor-owned solar panels & EPC B
- Quiet, sought after cul-de-sac position
- Good-sized private west-facing garden
- Integral garage and driveway parking

Offering a rare combination of traditional character, excellent family accommodation and thoughtful modern improvements, the property has been carefully enhanced by the current owners while retaining the sense of space and proportions associated with homes of this era.

SUMMARY

The accommodation is particularly well suited to family life, with four generous bedrooms arranged across the first floor and a further double bedroom, ensuite and home office created within a professionally completed loft conversion in 2023.

At the heart of the home is a fabulous open-plan kitchen, dining and additional sitting space. The kitchen was extended by a previous owner and subsequently opened through longitudinally by the current owners in 2021, with the appropriate sign-off in place. The result is a wonderful sociable space with a wealth of natural light and direct connections to the garden.

Two sets of French doors open from the side of the kitchen onto a west-facing patio, while bi-fold doors to the rear provide level access directly onto the private garden. This arrangement makes the kitchen and garden particularly well connected during the warmer months and creates an excellent space for entertaining

ACCOMMODATION

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

A spacious entrance hall, with characterful stained glass windows, provides an impressive first introduction to the property, with the generous proportions continuing throughout the house.
The ground floor includes a useful downstairs cloakroom, which also houses the Worcester combination boiler, together with two well proportioned receptions and the superb kitchen/dining/sitting space.
The kitchen has been designed around modern family living, providing ample room for dining and relaxed seating as well as everyday cooking. Its position at the rear of the house, together with the French doors and bi-fold doors, creates a particularly attractive relationship with the garden.

The first floor offers four good-sized bedrooms, served by the family bathroom and a spacious landing.

The loft was converted in 2023 by U Create Builders, creating an additional double bedroom with ensuite facilities, together with a small home office. This versatile upper-level accommodation is ideal for teenagers, visiting family, guests or those working from home.

OUTSIDE

One of the property's particular strengths is its good-sized, private west-facing garden.

The garden enjoys a sunny westerly aspect and is accessed directly from the kitchen/dining space via the rear bi-fold doors, as well as from the side patio through the French doors.

There is useful side access, making the removal of garden waste straightforward, while the cul-de-sac position adds to the property's sense of privacy and practicality.

To the front, there is off-street parking together with access to the integral garage.

The garage is a particularly useful feature, providing secure storage and direct access from the main house. A new roll-top garage door was installed approximately five years ago.

SOLAR POWER

The property benefits from vendor-owned solar panels installed in 2021, coupled with battery storage capacity.

This setup allows electricity generated during daylight hours to be stored and used when required, helping the current owners keep their household energy bills exceptionally low.
Importantly, the solar installation is owned by the vendors rather than subject to a third-party lease arrangement

FURTHER IMPROVEMENTS

The current owners have undertaken a number of improvements during their ownership, including:

- Loft conversion completed in 2023 by U Create Builders, creating a double bedroom, ensuite and home office.
- Kitchen reconfigured and opened through in 2021 to create the current kitchen/dining/sitting space, with relevant sign-off.
- Solar panels and battery storage, owned by the vendors.
- Chimney re-rendered.
- New roll-top garage door installed approximately five years ago.
- Continued improvement and maintenance of the property and garden.

LOCATION & COMMUNITY

Cranleigh Gardens enjoys the advantages of a quiet cul-de-sac setting while being well positioned for the amenities, schools and wider attractions of north-west Bristol.

The road benefits from a strong community feel, including a healthy and active WhatsApp group, creating a particularly welcoming environment for families and residents.

The property also sits within sought-after school catchments, including Elmlea Infant and Junior School, Stoke Bishop Church of England Primary School and Bristol Free School for secondary education, subject to the usual admissions criteria and annual confirmation. There are also numerous highly regarded independent schools within the wider Bristol area.

Cranleigh Gardens is a substantial and versatile family home which successfully combines the character and proportions of a 1920s property with a series of significant modern improvements.

The five-bedroom accommodation, superb kitchen/dining/sitting space, 2023 loft conversion, private west-facing garden, integral garage and off-street parking provide an excellent package for modern family life.

The combination of owned solar panels and battery storage, excellent connectivity between the kitchen and garden, generous bedroom sizes and a friendly cul-de-sac community make this a particularly appealing home in a highly desirable part of Bristol

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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
2145.60 SQ_FT

COUNCIL TAX BAND : F

RECEPTION ROOM : 3

BEDROOMS: 5

BATHROOMS : 3

FREEHOLD

Total area: approx. 199.3 sq. metres (2145.6 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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