

estate agents **auctioneers**

**hollis
morgan**

4 Druid Road, Stoke Bishop, Bristol, BS9 1LH
£1,150,000

A charming, detached family home with large mature gardens, garage, outbuilding, parking and huge potential to modernise and extend.

- Detached
- Huge Potential
- Leafy Location
- Sizeable Plot
- Four Double Bedrooms
- Gas Central Heating
- Garage

The Property

A Freehold four bedroom detached family home occupying a large mature plot with off street parking to the front and formal gardens to the rear with side access and garage. The 1930's property has been a much loved family home in the same ownership for the previous 36 years and now offers the opportunity to create a stunning family home in one of Stokes Bishop's most sought after cul de sacs just moments from the amenities of Stoke Hill. The existing accommodation (2199 Sq Ft) is arranged over two floors and would now benefit from updating but there is scope for a full renovation with potential to dramatically increase the accommodation by extending to both the side and rear as well as into the attic to take advantage of the far reaching views from the rear. The mature plot gently slopes away at the rear which gives the unusual potential to create a stunning double height kitchen living space opening onto the 130 ft lawned gardens. Interested parties should also note the garden offers unrivalled privacy being enclosed by mature trees and shrubs throughout but again there is potential to dramatically increase the usable space in the garden by cutting these back where appropriate.

Location

Stoke Bishop is amongst the most sought after and coveted locations in the city. Offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park, excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Elmlea Primary Schools, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network.

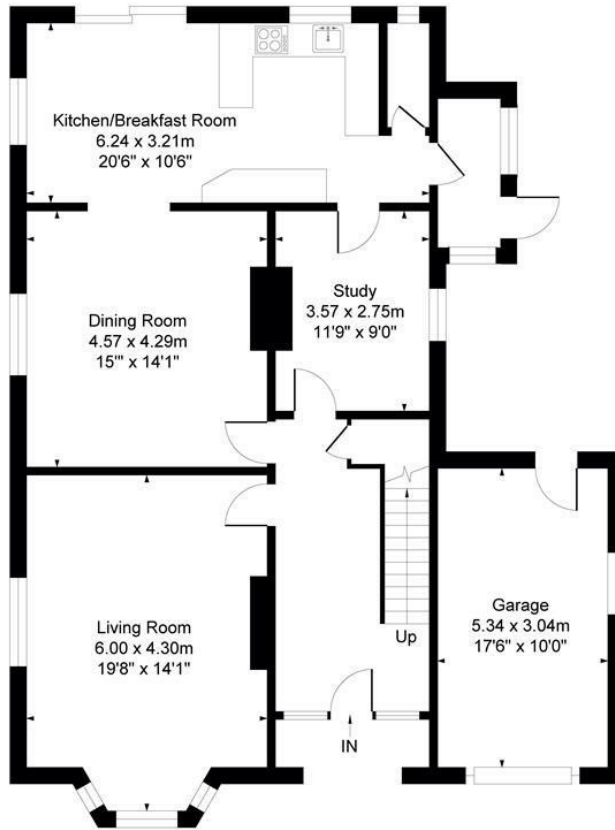
Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



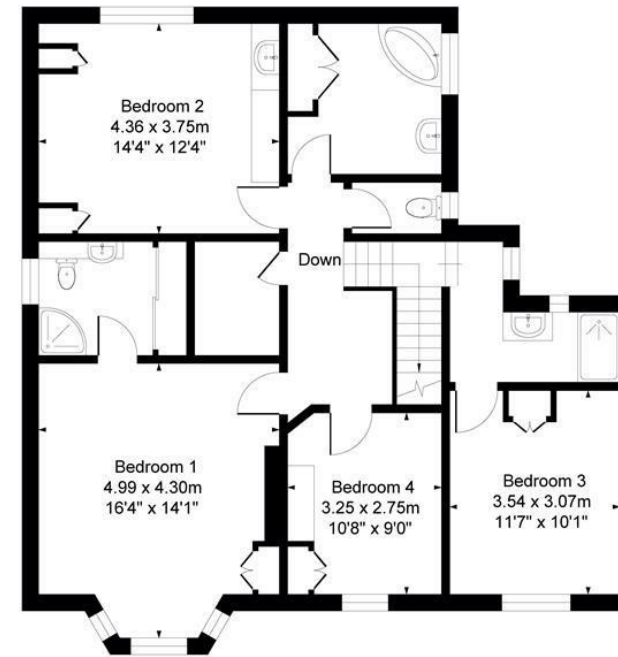
APPROX. GROSS INTERNAL FLOOR AREA 2260 SQ FT 209.95 SQ METRES

TOTAL APPROX. 1266 SQ FT 117.61 SQ METRES



GROUND FLOOR

TOTAL APPROX. 994 SQ FT 92.34 SQ METRES



FIRST FLOOR

Illustrated for identification purposes only, measurements are approximate, not to scale.

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Hollis Morgan Property Limited, registered in England, registered no 7275716
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	

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