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14 BIDDESTONE ROAD  
HORFIELD, BRISTOL, BS7 0UR  
Asking Price £595,000



A detached, modern family home located within a substantial plot towards the end of a quiet cul-de-sac in Horfield.

### Ground Floor

The property is entered via a handy entrance porch, which in turn leads directly into the entrance hall; providing access to the principle rooms, WC, and stairs rising to the first floor. An internal door opens from the hall into a bright, spacious front reception room with electric fireplace and bay window to front providing pleasant views across the front gardens and the adjacent Monks Park.

Towards the rear of the property, is an open-plan kitchen/dining space which has been tastefully modernised; providing ample space for a dining table, plus a modern kitchen comprising a range of wall and base-mounted units with cream gloss fronts and work surfaces. Integrated appliances include a recently fitted John Lewis washing machine, dishwasher, electric oven, Neff induction hob with extractor over, ceramic sink with draining board and cupboard housing the Worcester Bosch combination boiler. There is also a pull-out pantry cupboard, as well as space for a fridge/freezer. This in turn leads into a generous, well-maintained conservatory which currently acts as a second reception room, providing a lovely space to enjoy views across the rear garden.

### First Floor

A staircase leads up to a sizeable landing, with airing cupboard and a window providing views across the cul-de-sac and Monks Park. The master bedroom is a pleasant, quiet space complete with a contemporary en-suite shower room and fitted wardrobes. Opposite, there are two further bedrooms, with the second bedroom being a small double currently used as a hobby room, benefitting from a built-in storage cupboard. The family shower room was also fitted recently, and comprises a large shower cubicle, toilet and sink with a frosted glass window to the side elevation.

### Externally

Perhaps the biggest selling point of the property is its substantial plot. Number 14 is located at the head of the cul-de-sac, on a sizeable end plot siding directly onto Monks Park. To the front of the house, there is a beautifully maintained front garden with borders to front, as well as a long driveway offering parking for up to nine cars, which leads to the single garage. To the side of the driveway and directly adjacent to Monks Park, is a further generous lawned area which is currently being utilised as a vegetable patch due to its sunny aspect. There is huge potential here to further extend and develop the property.

To the rear of the house is a private, carefully manicured rear garden, which is primarily laid to lawn with floral borders, a sunny patio and brick-built barbecue.



## Location

Horfield is situated within close proximity to Gloucester Road with its vast array of independent shops, cafes & restaurants including Burra cafe, Pinkmans' Bakery and FED 313, and Bottles & Books.

The area features a blend of tree-lined Victorian streets such as Churchways Avenue, and the 1930's properties that are emblematic of the area. The open spaces of Muller Road Recreational Ground and Horfield Common are nearby as well as Horfield Leisure Centre and the Memorial Stadium.

Boasting excellent schools, spacious properties, and abundant green spaces, this suburb in North Bristol has gained popularity among both families and young professionals seeking a location just beyond the Bristol City Centre.

The property is situated within a 10 minute walk of Southmead Hospital and bus station.

## Schools

St Teresa's Catholic Primary School - Distance: 0.13 miles

Orchard School Bristol - Distance: 0.26 miles

Fonthill Primary Academy - Distance: 0.42 miles

## Vendor's Comments

"We have lived here for 25 years, it is quiet and friendly. It has handy transport links to the hospital and good bus access. The neighbours are nice and helpful, the garden has been a joy."

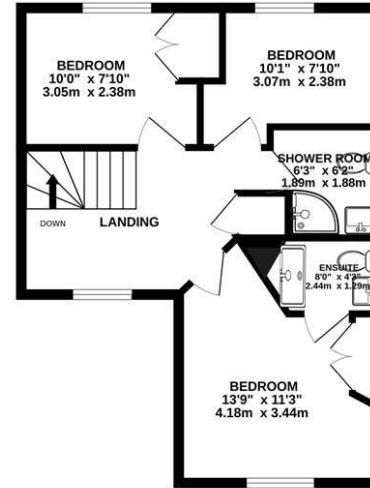
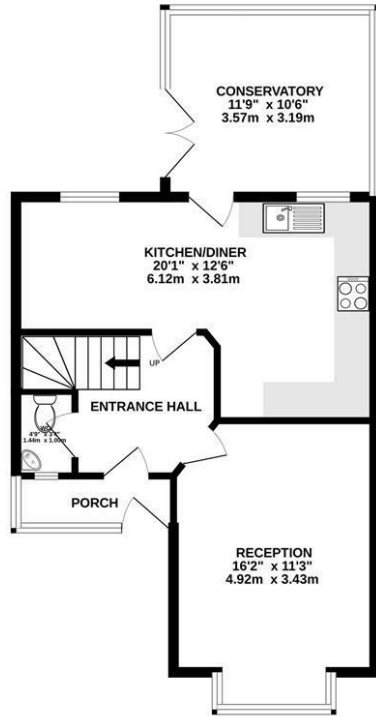
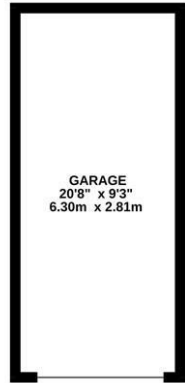




**BASEMENT**  
191 sq.ft. (17.7 sq.m.) approx.

**GROUND FLOOR**  
598 sq.ft. (55.3 sq.m.) approx.

**1ST FLOOR**  
440 sq.ft. (40.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Situated within a generous plot, offering huge development potential
- Detached, three-bedroom family home
- Expansive gardens, siding onto Monks Park
- Located towards the end of a quiet cul-de-sac
- Well-maintained throughout
- Single garage, plus off-road parking for multiple vehicles
- A popular location with a rural feel

**Guide Price:** £595,000

**Tenure:** Freehold

**Council Tax Band:** D

**EPC Rating:** C

**Local Authority:** Bristol City Council

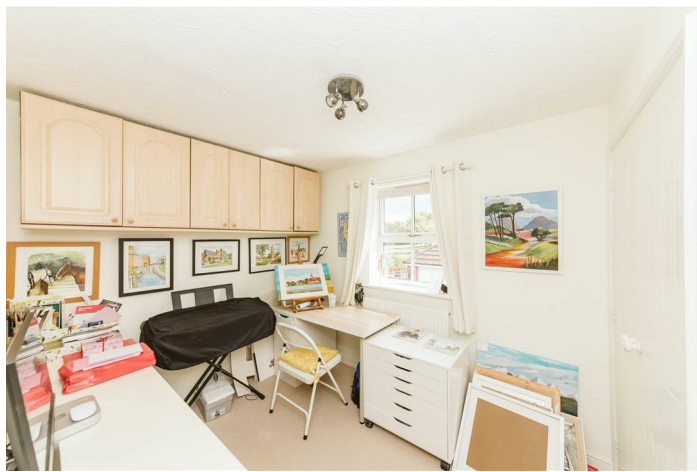
**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change.

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