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& ALLEN

33 COOMBE LANE  
STOKE BISHOP, BRISTOL, BS9 2BL  
£750,000

A conveniently positioned four-bedroom detached property, with wraparound gardens, off-street parking for multiple vehicles and secure, detached garage.

### Ground Floor

Entering into the hallway, to the right hand side you will find a large well-presented reception room, fitted with an electric fireplace providing a pleasant focal point. The dual aspect nature of the property (front and rear elevations) ensures plentiful natural light throughout the day and a pleasant outlook of the outside space.

Obscured glazed doors lead into the kitchen/breakfast room, where you will find a kitchen fitted with a range of base and wall-mounted matching solid wood units. Integrated appliances found here include a fridge/freezer, dishwasher, washing machine, oven, grill, and electric hob with extractor fan above. This is a well-sized room with dual aspect and tiled flooring.

Completing the ground floor is a cloak room and handy under stairs storage to the front of the property.

### First Floor

Ascending to the first floor, you will find four well-proportioned bedrooms and the bathroom, as well as access to the loft from the landing.

There are two double bedrooms, both very comfortable sized and offering good built-in storage options. To the rear you will find two further single bedrooms. Completing the first floor is a four-piece bathroom comprised of a WC, bath with shower over, basin and bidet.

### Externally

Coombe Lane offers mature, well-stock wraparound gardens/external space. The front garden is comprised of two sizeable lawns, separated by the front path. Borders featuring a variety of mature shrubs, and low-level trees and bushes feature to the boundaries.

A brick-paved driveway allows parking comfortably for three vehicles, and provides access to a garage with power.

The block paved driveway extends to the rear into a patio, accessible from the reception room via French doors. The side portion of the property houses a large shed on a hard standing.

### Schools

Stoke Bishop Church of England Primary School - Distance: 0.44 miles

Elmlea Junior School - Distance: 0.47 miles

Badminton School - Distance: 0.6 miles

Redmaids' High School - Distance: 0.81 miles

### Location



Stoke Bishop is a desirable, affluent and leafy suburb of Bristol offering a blend of attractive housing ranging from grand Victorian mansions to 1930s semi-detached residences.

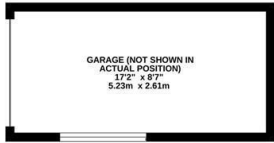
The 400 acres of open green space of the Downs, and Blaise Estate nearby are two of a number of beautiful walks the area has to offer on its doorstep.

For families, highly regarded schools are numerous; Badminton School, Redmaids' High School, Stoke Bishop CofE Primary, and Elmlea Junior School are all within walking distance.

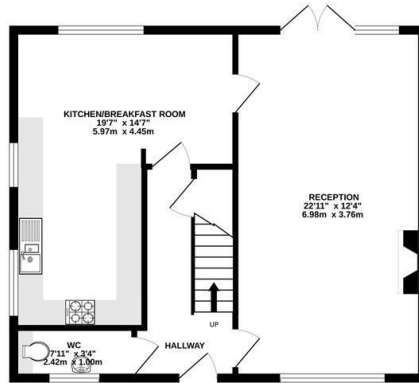
Shops, cafes and restaurants are in abundant supply spread across the nearby Stoke Lane, Henleaze high street, North View and Westbury-on-Trym village.



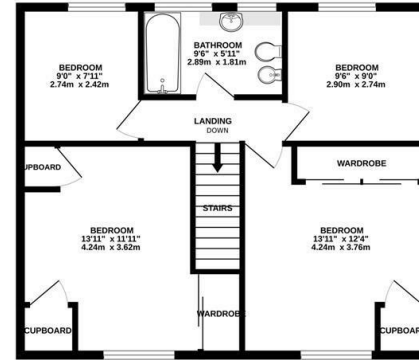
GARAGE  
147 sq.ft. (13.7 sq.m.) approx.



GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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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- Detached four-bedroom property
- Excellent kitchen/living spaces to the ground floor
- Well-stocked gardens wrapping around the property
- Off-street parking for multiple vehicles
- Located on a cul-de-sac
- Secure garage with power
- Excellent public transport links in close proximity
- A desirable location

**Guide Price:** £750,000

**Tenure:** Freehold

**Council Tax Band:** F

**EPC Rating:**

**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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