



Stoke Lane

Guide Price £1,200,000

leese  
& nagle 

# 156 Stoke Lane, Westbury-on-Trym, Bristol, BS9 3RN

- Edwardian Family Home
- 4 Bedrooms
- Semi Detached
- Superbly Presented
- Wonderful Garden
- Off Street Parking and Garage

A wonderful and rare Edwardian family home perfectly positioned in Westbury on Trym. With character and charm, as well as modern, contemporary living and amazing lifestyle features, this property is sure to be popular with the family market. Being within Elmlea and Bristol Free School catchment as well as within proximity to local independent schools it is in the heart of BS9.

The property is accessed to the front, into a welcoming and spacious entrance hall with some beautiful features such as the original stained-glass window inside, front door with triple glazing with modern stained-glass window inset, hard wearing tiled flooring, access to the reception rooms, storage cupboard housing meters and storage cupboard beneath the stairs. The hub of the house is the kitchen/living/dining area. This has been carefully designed for modern family living and connects beautifully with the garden. The bespoke kitchen comprises a range of wall and base units, granite worktops, stainless steel sink/drainage fitted with hot water tap, integrated appliances including Siemens induction hob, oven and microwave oven, plumbing for dishwasher and space for fridge/freezer. The dining area is ample space for a large dining table and chairs with view and access onto the level rear garden as well as skylight, ensuring the space is light and airy. The living space is a cosy family area with log burner, coving and is well decorated throughout. Off the kitchen is an extremely useful utility room with window and door to garden, granite worktop, sink, plumbing for washing machine and space for tumble dryer. Finally, off the utility is the downstairs WC with obscured window, low level WC, wash hand basin and this enjoys underfloor heating.





The lounge is to the front with large bay window with beautiful, fitted shutters, log burner with surround, coving and enjoys high ceilings and wooden flooring. The final room to the ground floor offers versatility, being that it could easily be used as a home study, an additional reception/family room or even as a bedroom if you had a family member coming to stay. It has windows to side and French doors and window connecting with the garden, is well decorated and again has wooden flooring.

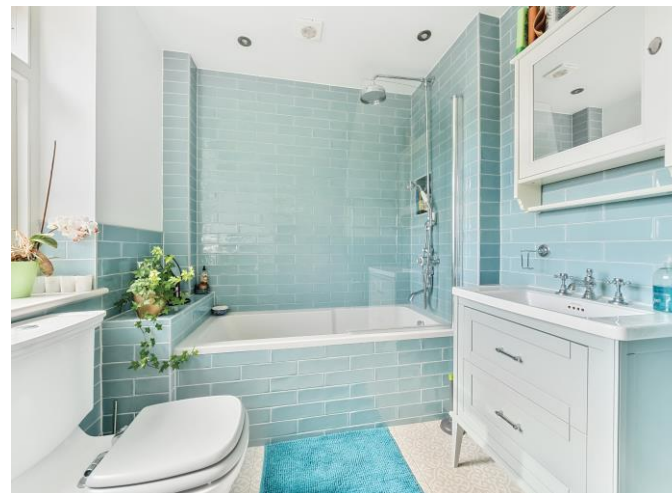
To the first floor, the landing is light and spacious with skylight and window to the front, access to the bedrooms and the family bathroom. Bedroom 1 is to the front with large window, bespoke his and hers fitted wardrobes and original wooden flooring. The shower en-suite has skylight, walk in shower, low level WC, floating wash hand basin with vanity unit, heated towel rail and is tiled. Bedroom 2 is to the rear with a view over the garden, access to the loft and water tank system via drop down loft ladder and space for free-standing storage. Bedroom 3 is a similar size and outlook being an ample double room. Even bedroom 4 could be used as a double bedroom with alcove providing storage space. The family bathroom has obscured window to front, bath with shower over, low level WC, wash hand basin with vanity unit, heated towel rail and is tiled.

To both the front and rear of the house, the gardens are extremely well-stocked with an array of mature shrubs and trees. The front has a path to allow access to the front door and gated side access with an area laid to lawn with a low-level stone wall surround and hedges. The enclosed rear garden enjoys the afternoon/evening sun with more of a westerly aspect and provides an area laid to patio with majority of the garden laid to lawn. Trees of interest including a lovely acer, magnolia and eucalyptus amongst others. To the rear of the garden there is gated access, a detached garage with power and lighting, up and over door to front, window to side, door to rear and there is off street parking for one car in front.

A truly wonderful period property in an extremely sought-after location and excellent local schooling. Properties of this character and nature are extremely rare to the market so viewing highly advised.

**Energy Performance Certificate  
Rating C**

**Council Tax Band G**





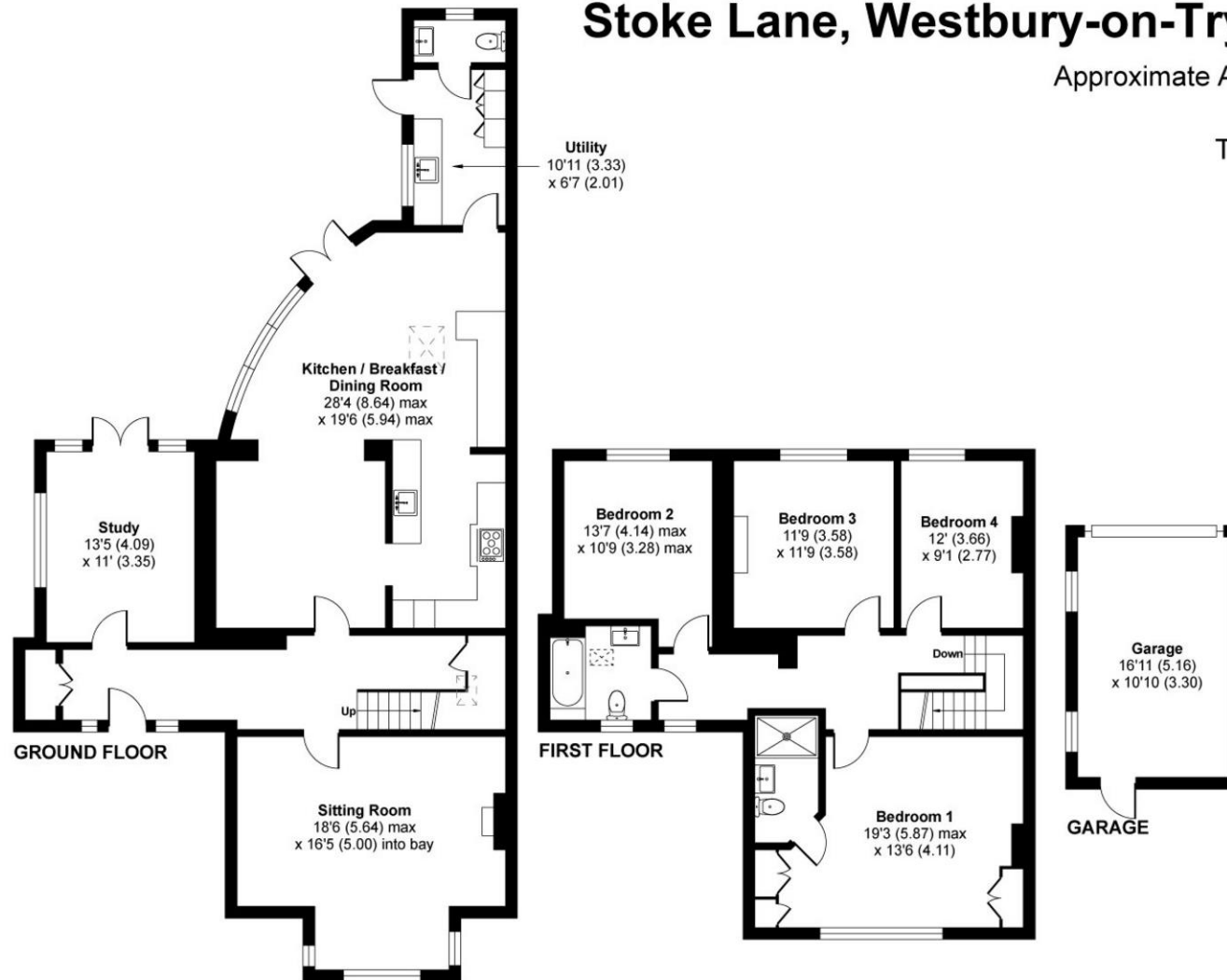
# Stoke Lane, Westbury-on-Trym, Bristol, BS9

Approximate Area = 2256 sq ft / 209.6 sq m

Garage = 184 sq ft / 17 sq m

Total = 2440 sq ft / 226.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Leese & Nagle. REF: 1115348



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Westbury-on-Trym Office**  
125 Stoke Lane,  
Westbury-on-Trym,  
Bristol, BS9 3RW  
T 0117 962 2299  
wot@leeseandnagle.co.uk  
leeseandnagle.co.uk