



39 CHURCH ROAD

Sneyd Park, Bristol BS9 1QT



39 CHURCH ROAD

Sneyd Park, Bristol BS9 1QT

An exceptional family home in the heart of sought-after Sneyd Park; with four bedrooms and four bathrooms, exceptional living accommodation, gated driveway, south & west facing gardens and an integrated garage / gym.

BEAUTIFULLY PROPORTIONED (CIRCA 3200 SQ FT) DETACHED FAMILY HOUSE | SUPERB SOUTH & WEST-FACING GARDENS | GATED OFF-STREET PARKING FOR SEVERAL VEHICLES AND AN INTEGRATED GARAGE / GYM | EXQUISITE INTERNAL ACCOMMODATION OVER TWO FLOORS | STUNNING OPEN PLAN FAMILY KITCHEN, DINING & FAMILY ROOM | SITTING ROOM | FOUR BEDROOMS AND FOUR BATHROOMS | LARGE UTILITY & BOOT ROOM | CLOAKROOM | GARDEN STUDIO | EASY ACCESS TO THE DOWNS

Situation

Church Road is without doubt one of the principal residential addresses in Sneyd Park; lined with detached and semi-detached family houses with close proximity to The Downs, some 400 acres or so of open public space.

There are several state and private schools in the area; most notably Badminton School for Girls, Redmaids High School and St Ursula's School; with Clifton College, Clifton High School, BGS and QEH located just across The Downs.

Within an easy commute is a large Waitrose supermarket in Henleaze, several independent shops on Stoke Hill and across The Downs numerous independent retailers, bars and restaurants in Clifton village and along Whiteladies Road.

The Property

39 Church Road is a stand-out family home on one of Sneyd Park's most sought-after roads. Beautifully maintained and much improved by the current owners, it provides exquisite family accommodation over two floors.

Light floods the ground floor, with niche touches such as glazed Crittle doors and internal windows and oversized glazed sliding doors in the reception spaces.

From the gated drive, the house is accessed via a useful entrance porch with an internal door opening to the generous entrance hall. The hall provides access to each of the reception rooms and study, as well as understairs storage and a downstairs cloakroom.







Without doubt, the standout feature of this home is the superb open-plan kitchen, dining room and family room; a year 'round space for families of all ages and size to enjoy from morning through 'till night.

Architectural glazed sliding doors open on two elevations to reveal the garden, with no corner support, giving seamless access from inside to out. A cast iron wood-burning stove provides added warmth and comfort in the winter months and there is plenty of space for a dining table and chairs, in addition to the day to day social expanse of the central kitchen island and breakfast bar.

Adjacent to the kitchen is a fabulous sitting room, approached from the entrance hall via attractive glazed Crittle French doors. This is a lovely space, currently dressed to lean towards an evening retreat, with built-in media and library cabinet and access via glazed sliding doors out into the garden.

As the hall wraps around the side of the house there is a versatile study / play room depending on need, culminating with access to the large utility and boot room. This room has access from the drive (ideal when returning with wet weather gear / dogs) and direct access out to the rear garden.

Previously an integrated garage, the gym is a great use of space, given the size of the driveway, but could equally be reopened should internal garaging be required.

A central staircase leads to the first floor, with four bedrooms and four bath / shower rooms. The landing wraps around to each of the rooms, with a useful double fronted lined cupboard and casement window on the half-landing providing natural south-facing light.

The master bedroom is exquisite; a boutique style suite approaching some 500 sq ft. of floor space on its own. The room has a light-filled triple aspect with a generous bedroom space and open-plan walk-in wardrobe with plenty of fitted storage. The semi open-plan bathroom is a delight; with a contemporary twin-ended bath overlooked by picture windows with New England shutters, his & hers sinks and a fitted dressing table. Off the bathroom is a separate shower room with an opaque glazed door, complete with an oversize shower and a w.c.

To the other end of the landing is a second bedroom suite with a walk-in dressing lobby and access to an en-suite shower room, leading to a lovely bedroom with a dual front and rear aspect as well as two Velux roof windows. There are twin built-in wardrobes along with access to generous eaves storage.

The remaining two bedrooms are both to the rear of the property with access to a beautifully fitted bath or shower room each accessed just across the landing from them.





Gardens and grounds

Church Road is a quiet pine-tree lined road in the heart of Sneyd Park with No.39 situated towards its western end.

An electric gated drive gives access to generous off-street parking, with a side gate leading to the garden and access to a useful outside storage room as well as access to the rear exterior of the house.

The gardens are lovely; with the principal gardens and lawn catching the south and west facing sun.

Accessed internally from both the sitting room and open plan family room they provide year round colour and form and plenty of space for al-fresco dining and outdoor cooking.

A wrap-around decked terrace leads from the open plan family room with shallow steps down to a sunken dining terrace catching much of the day and evening sun. Two level lawns stretch out from the terrace, fully enclosed with a mixture of mature hedging, timber fencing and pleached trees for privacy.

To the end of the western garden is a useful studio / summer house; timber built it could a lovely children's summer house, work from home office or studio.

There is rear access internally from the boot room, with a shallow rear garden leading around to the side lawn and, to the other side, the front driveway giving full 360 degree access to the house.

Tenure

Freehold

Services

All main services connected. Full Fibre available by contract with supplier.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax

G

EPC

C

Viewing

Strictly by appointment with Rupert Oliver Property Agents.

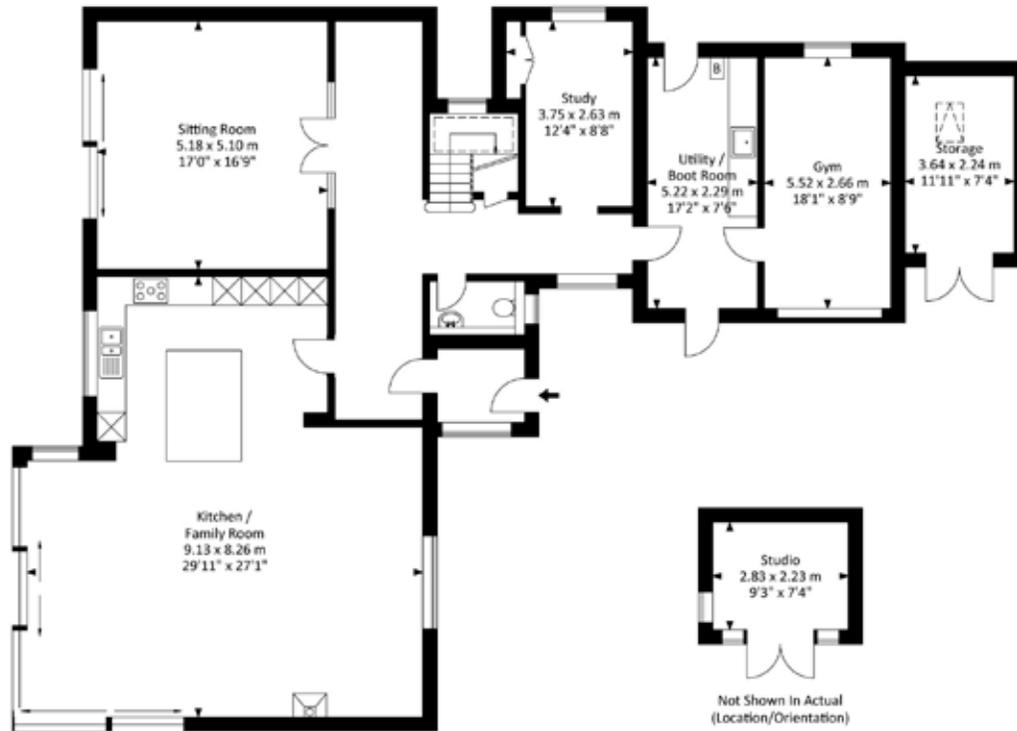
Directions

Post Code: BS9 1QT

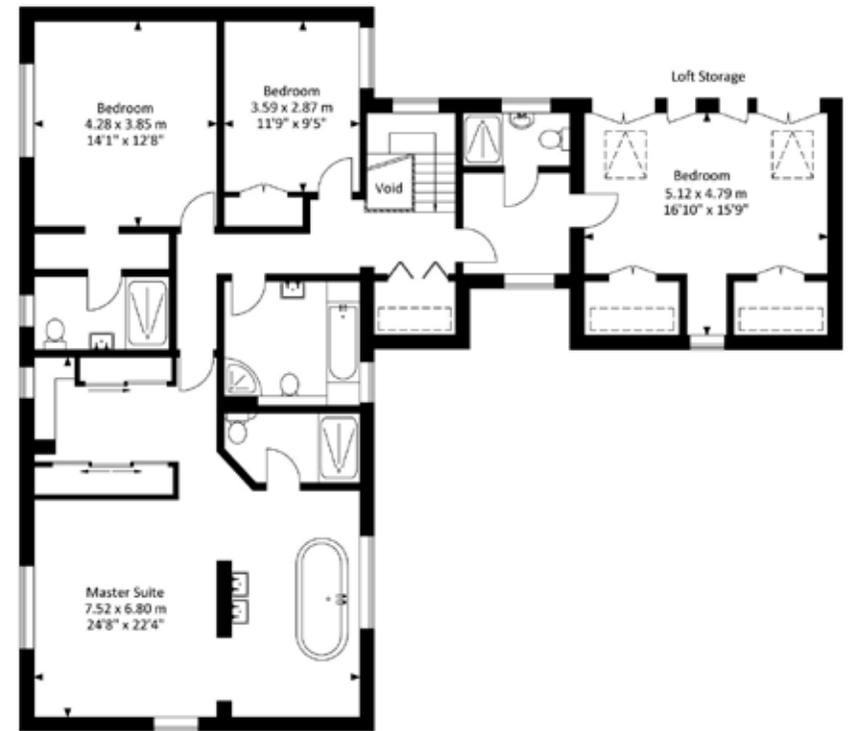


Church Road, Stoke Bishop, Bristol BS9

Approx. Gross Internal Area
3273.0 Sq.Ft - 304.10 Sq.M (Excluding Void)
Storage Area - 92.0 Sq.Ft - 8.60 Sq.M
Studio Area - 72.0 Sq.Ft - 6.70 Sq.M
Total Area - 3437 Sq.Ft - 319.40 Sq.M



Ground Floor



First Floor