25 Parrys Close, Stoke Bishop, Bristol, BS9 1AW

GUIDE PRICE £1,495,000

GOODCHILD
ESTATE AGENTS

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PROPERTY OVERVIEW

Occupying a wonderfully private position within an exclusive gated development of just four individual homes, this striking architect-designed detached house offers approximately 3,487 sq ft (including outbuilding) of superbly proportioned family accommodation.

The distinctive curved design of the house immediately sets it apart and has been cleverly arranged to make the most of its east, south and west-facing orientation. The result is an exceptionally light home, with many of the principal rooms opening directly onto the beautifully landscaped wrap-around gardens.

To the right is a generous ground-floor bedroom with an en-suite shower room and French doors opening onto the garden. Double doors from the hallway open into the magnificent sitting room. The sitting room connects with the kitchen, dining and family room,. Extended and improved by the current owners, this is a fantastic everyday family and entertaining space. The kitchen is fitted with an extensive range of units and integrated appliances including a BORA hob with built-in extraction, Siemens cooking appliances, Bosch refrigeration and an integrated dishwasher.

The family area enjoys a further wood-burning stove, while wide glazed doors open directly onto the garden. The continuation of the flooring between the house and terrace helps create a genuine connection between the internal and outside spaces.

A large utility and boot room provides excellent additional storage, a second sink and space for laundry appliances, with a rear door making it particularly practical for family life. There is also a useful ground-floor cloakroom.

An integrated Bang & Olufsen audio and visual system serves many of the principal ground-floor rooms. The feature staircase rises to a sweeping galleried landing overlooking the entrance hall and sitting room below.

The first floor provides four further bedrooms. At either end of the landing are two generous bedroom suites, both with fitted wardrobes and en-suite facilities. The principal bedroom benefits from an en-suite bath and shower room, while the guest bedroom has its own shower room.
Two further bedrooms, a separate study or nursery and a family bath and shower room complete the first-floor accommodation.

The property also benefits from additional basement space, currently used as a games room and offering further potential as a cinema, hobby or recreational room, subject to any necessary works.

Outside, the house is approached through secure communal gates with the driveway leading down towards the property. There is generous off-street parking together with a substantial double garage extending to approximately 376 sq ft, providing excellent parking, storage or workshop space.

The gardens are a wonderful feature of the house and wrap around the property, enjoying an east, south and west-facing orientation. Beautifully landscaped, they have been arranged to provide a variety of areas for sitting, dining and entertaining as the sun moves around the house throughout the day.

Multiple sets of French and bi-folding doors open directly from the principal living spaces onto the garden and terraces, creating a superb indoor-outdoor lifestyle.

Mature trees and planting provide privacy and interest, while a detached Nordic dining hut offers a fantastic year-round entertaining space. There is also a separate area ideal for children's play and a further expanse of natural lawn extending alongside the driveway.

Parrys Close is superbly positioned in Stoke Bishop, offering a peaceful and private setting while remaining within easy reach of the area's excellent schools and amenities. The property falls within the Elmlea Infants and Junior School Area of First Priority, with Stoke Lane, Westbury-on-Trym and Henleaze all readily accessible.

Bristol city centre, Clifton and the M4/M5 motorway network are also within easy reach.

Internal accommodation: approximately 2,995 sq ft / 278.26 m²
Garage: approximately 376 sq ft / 34.95 m²
Basement: approximately 117 sq ft / 10.89 m²

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KEY DETAILS

- Striking Architect-Designed Detached Family Home (Approx. 3,487 sq ft inc. outbuilding)
- Exclusive Gated Development Of Just 4 Individual Homes
- 5 Bedrooms Including A Versatile Ground Floor Bedroom Suite
- Superb Open-Plan Kitchen, Dining & Family Room
- Beautifully Landscaped Wrap-Around Gardens
- Double Garage & Generous Off-Street Parking

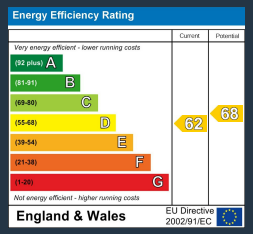
Guide Price: £1,495,000

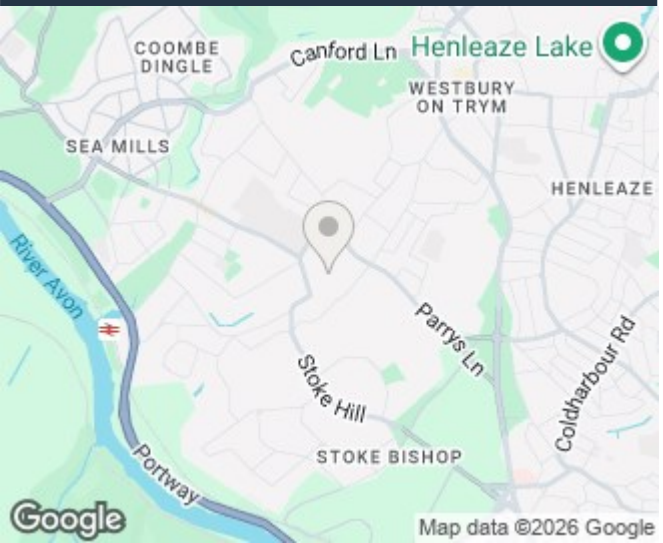
Tenure: Freehold

Council Tax Band: G

Local Authority: Bristol City Council

Vendors Onward Position:
No Onward Chain





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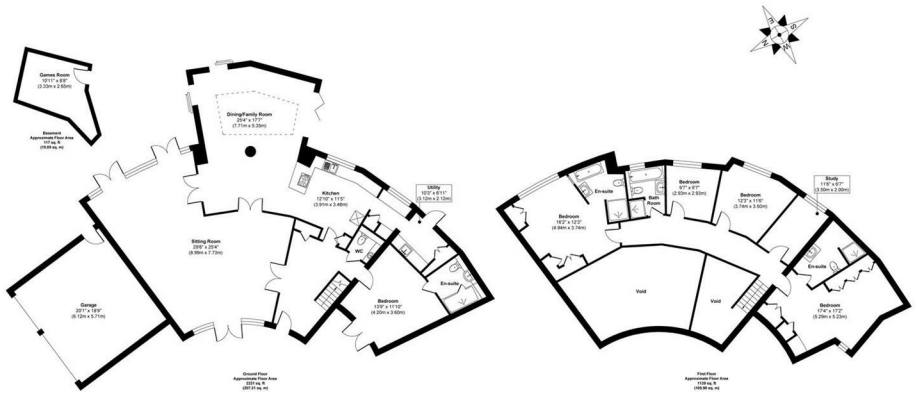

Approx. Gross Internal Floor Area 3487 sq. ft / 324.10 sq. m (Including Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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