



3 Downleaze, Stoke Bishop, Bristol, BS9 1NB

**GUIDE PRICE £2,495,000**

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## PROPERTY OVERVIEW

Presented to the market for the first time in 50 years this striking period residence represents a rare opportunity to acquire an exceptional family home in one of Bristol's most desirable locations. This handsome late Victorian semi-detached home is gracefully positioned in the coveted enclave of Stoke Bishop, with unparalleled views directly overlooking the wide open spaces of The Downs. It extends to over 6,000 sq ft and offers versatile and character-rich accommodation, with a generous rear garden measuring approximately 65ft x 40ft, valuable off-street parking to the front and separate garage, the property beautifully combines timeless elegance with everyday practicality.

This impressive residence spans five floors including the spacious basement and ample loft. Cherished by the same family for half a century it is a testament to the outstanding lifestyle it affords. Inside there are 8 well proportioned bedrooms (two are currently used as a kitchen), two large family bathrooms and four reception rooms which are arranged across multiple floors, providing ample space for refined entertaining as well as relaxed family living.

A grand front door with original brass fittings leads into an inviting vestibule which flows smoothly into the spacious reception hall. An ornate mahogany staircase rises to all floors with features such as the tall original leaded windows, deep ceiling corning and classic parquet flooring all of which set the tone for the period charm which continues throughout. A discreet inner staircase, with access just inside the front door, leads to all upper floors and with its own doorway. This allows for separate access to each level.

The principal ground floor sitting room is bathed in natural light from a floor to ceiling bay window and features a working fireplace with ornate painted wooden surround. The large formal dining room to the rear creates a superb space for gatherings overlooking the mature gardens, with a working open fire and large Minster stone surround. Beyond this an open plan kitchen/breakfast room boasts deep original Victorian dressers, sash windows and a wood burning stove with mantle over. The light and airy far kitchen area overlooks the rear garden with quartz work surfaces, ceramic glass hob and integrated Bosch oven. From here, an external wooden staircase leads directly down to the garden below. Completing the ground floor is a generous study/snug with working open stone Minster fireplace and ornate mirrored surround, perfectly suited to working from home.

The gardens surrounding this distinguished home have been thoughtfully landscaped to deliver a rare combination of privacy, beauty and versatility - perfect for both peaceful family life and elegant outdoor entertaining.

To the rear, a substantial walled garden unfolds into a tranquil oasis with an expansive central lawn framed by mature flowering shrubs and richly stocked borders. Planting such as architectural Fatsia Japonica, vibrant yellow Euonymus, lush Bergenia and seasonal Hydrangeas ensure year round colour and interest. The garden offers a harmonious blend of sunny open spaces and shaded retreats with several seating areas strategically positioned to capture the light throughout the day.

At the front, the property is approached via a charming lawned garden edged by lavender and roses, with a mature Wisteria hedge providing privacy to the front and Magnolia and Clematis to each side providing a burst of glorious colour in the spring. A private driveway has been sensitively integrated, offering convenient off street parking without detracting from the garden's graceful appearance. A wooden side gate leads to pathway access to the rear gardens.

### Location

Stoke Bishop is one of Bristol's most prestigious residential neighbourhoods, celebrated for its leafy streets and tranquil setting, positioned alongside the 400 acres of The Downs, the area offers an enviable balance of green open space and excellent access to the city centre.

Nearby, Clifton village and Whiteladies Road present a vibrant mix of cafes, boutiques and restaurants while outstanding educational options - both state and independent are within easy reach, including Clifton College, Clifton High School, Bristol Grammar School, QEH, Redmaids' High and Badminton School.

Transport connections are excellent. A bus service runs past the door to the City Centre and Cribbs Causeway. By car there are swift links to the M4 and M5 motorways. Bristol Temple Meads station offers frequent national rail services with local links via Clifton Down station located less than a mile away. Bristol Airport provides a wide range of domestic and international flights.

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## KEY DETAILS

- An Elegant & Substantial Semi-Detached Property (approx. over 6,000 sq.ft.)
- Situated In The Sought-After Area of Sneyd Park
- 8 Bedrooms
- 4 Reception Rooms With Original Period Features
- A Large Rear Garden (approx. 65ft. x 40ft.)
- Off-Street Parking

Guide Price: £2,495,000

Tenure: Freehold

Council Tax Band: H

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: D

Viewing: By appointment only



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Approx. Gross Internal Floor Area 6212 sq. ft / 577.00 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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