



**DADDON HOUSE**  
**STOKE PADDOCK ROAD, STOKE BISHOP, BRISTOL, BS9 2DJ**

**Unfurnished, £3,950 pcm** + £282 inc VAT tenancy paperwork fee and other charges apply.\*

**Available from 18/08/2016**



Drawing room and sitting room • Garden/dining room • Kitchen/breakfast room • Master bedroom suite • Two en suite bedrooms • Fourth bedroom and family bathroom • Study and top floor fifth bedroom suite • Integrated double garage and gated carriage drive with off street car parking • Lawned garden and terraces with a south easterly orientation • Swimming Pool, summer house, plant room and pergola

• EPC Rating = D

• Council Tax = G

#### Situation

Stoke Paddock Road is a popular and sought after residential address located within Stoke Bishop and lying to the northwest of Bristol's commercial centre. Daddon House sits on the edge of Stoke Lodge playing fields and there is a pedestrian gate providing direct access. The district has a number of shops suitable for day to day living including supermarkets, a bakery and convenience store and there are various restaurants and hostellers. For sporting endeavours there are leisure and tennis clubs, as well as golf courses in proximity. The motorway networks M4/M5 are easily accessible in addition to Bristol city centre via the A4018 which is the main arterial route. North West Bristol has a number of quality schools, state and independent, primary and secondary and neighbouring Clifton has a further selection as well as institutions such as the University and Royal Infirmary. There are two mainline train stations, the nearest of which is Temple Meads with services to many cities nationwide, whilst Bristol Airport has flights to many European destinations.

#### Description

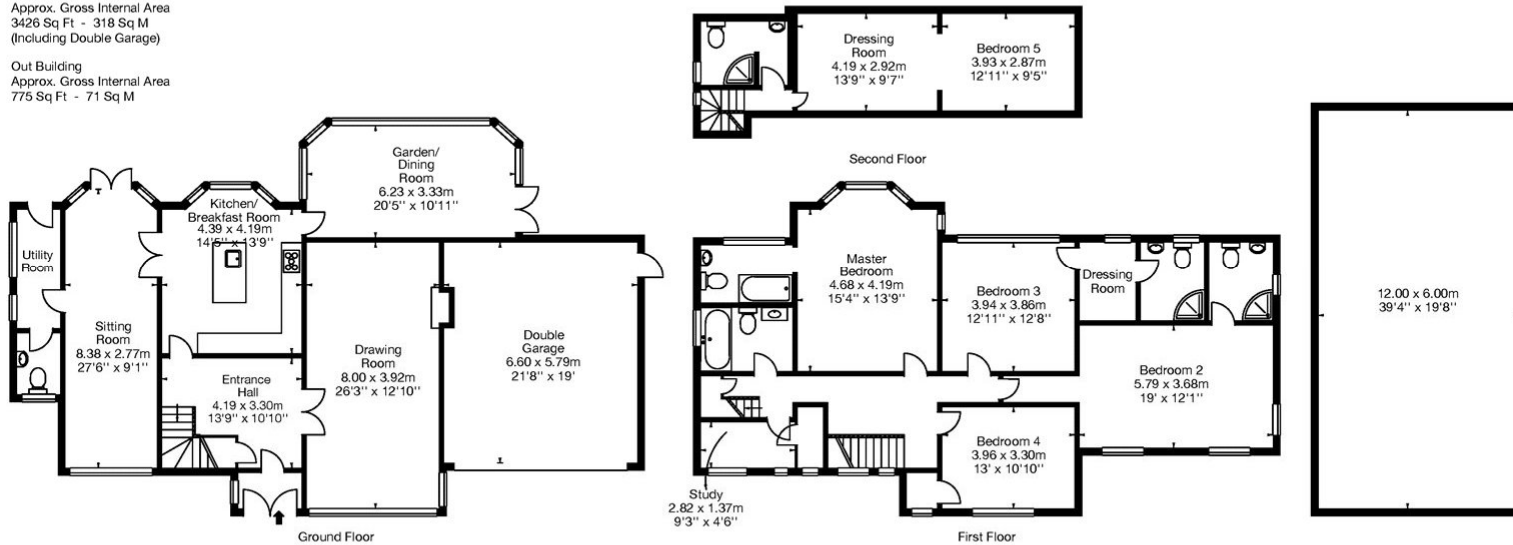
A beautifully appointed detached house constructed in the 1920's by the prominent house builders of the era, Stride Brothers. Situated centrally within a large and level plot the property provides three storey, five bedroom accommodation with the benefit of en suites and many notable and quality features. Modern enhancements include double glazed windows, a comprehensive heating system and the swimming pool.

The integrity of the home has not been compromised, some traditional detail has been retained and yet the extensions and redistribution of space have now provided for both formality and informality. The vestibule opens through to the reception hall, the central axis, with a travertine tiled floor extending through to not only the kitchen/breakfast room but also the sitting room. A rising staircase with oak newel posts, balustrades and handrails leads to the galleried



Daddon House,  
10 Stoke Paddock Road,  
Stoke Bishop,  
Bristol, BS9 2DJ  
Approx. Gross Internal Area  
3426 Sq Ft - 318 Sq M  
(Including Double Garage)

Out Building  
Approx. Gross Internal Area  
775 Sq Ft - 71 Sq M



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## FLOORPLANS

Gross internal area: 3426 sq ft, 318.3 m<sup>2</sup>

Gross external area: **FILL IN**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



\*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £282 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](http://Savills.co.uk/fees). **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20160726JNAR

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## Clifton Lettings

Jemma Corbett

[jcorbett@savills.com](mailto:jcorbett@savills.com)

+44 (0) 1179 335 813

[savills.co.uk](http://savills.co.uk)