



25 ST OSWALDS ROAD,  
REDLAND, BRISTOL, BS6 7HU



An exquisite and tastefully renovated 5 double bedroom (2 with en suite) late 1920's family home situated on a highly desired tree-lined road within just 500 metres of both Westbury Park and Redland Green Schools and further benefiting from off street parking for up to 3 cars and an enviable 73ft x 14ft kitchen/dining space, which seamlessly spills out onto a magnificent 73ft x 30ft south westerly facing rear garden.

**Guide Price £1,100,000**

**Richard Harding**

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

0117 946 6690

[www.richardharding.co.uk](http://www.richardharding.co.uk)  
124, Whiteladies Road, Clifton, Bristol, BS8 2RP





## 25 St Oswalds Road, Redland, Bristol, BS6 7HU

Much loved and improved by the current owners within the last 6 years including a superb loft conversion, kitchen, bathrooms, re-wiring, plumbing and much more.

- Located on the borders of Redland and Westbury Park, an idyllic location for families within just 500 metres of both the highly regarded Westbury Park Primary School and Redland Green Secondary School. Also within a short stroll of the local Cambridge Arms pub and within easy reach of the local shops of Coldharbour, Waitrose supermarket, Whiteladies Road and the open parkland of Durdham Downs.
- **Ground Floor:** entrance vestibule leads through into a generous central reception hallway with doors off to a bay fronted 17ft x 12ft sitting room, a separate 21ft x 14ft sociable kitchen/dining/living space with adjoining reception 2/snug, utility room, cloakroom/wc and integral storage garage.
- **First Floor:** principal bedroom suite with fabulous adjoining en suite bathroom/shower/wc, bedroom 3, bedroom 4, bedroom 5, bathroom/wc and boiler/airing cupboard.
- **Second Floor:** superb loft converted bedroom with adjoining en suite shower room/wc and useful study/occasional bedroom area.
- **Outside:** off street parking for up to 3 cars plus a useful storage garage.
- **A beautifully presented and roomy (2,427 sq.ft.) family home located on the sunny side of one of Redland's most sought after roads.**

**Route to the property:** From our office at 124 Whiteladies Road proceed to the top of Blackboy Hill and turn right. Continue over the roundabout into Redland Hill, at the next roundabout turn right down Redland Road and then second left into Canowie Road. Continue round the bend into St Oswalds Road and the subject property will be found after approx 100 yards on the left hand side.



### GROUND FLOOR

**APPROACH:** via landscaped block paved driveway providing off street parking for up to 3 cars. The driveway leads up to 2 part glazed double doors providing central entrance into the entrance vestibule.

**ENTRANCE VESTIBULE:** (8'9" x 3'5") (2.67m x 1.04m) a spacious entrance vestibule providing ample space for coats and shoes. There is a central front door with leaded glazed panels beside and over leading through into the reception hallway.

**RECEPTION HALLWAY:** (15'0" x 8'10" inclusive of staircase) (4.57m x 2.69m) a generous wide welcoming reception hallway with original staircase rising to first floor landing with useful understairs storage, exposed period floorboards, high ceilings with picture rail and doors leading off to the sitting room, kitchen/dining room and utility room, which in turn accesses the cloakroom/wc and garage/bike store.

**SITTING ROOM:** (front) (18'5" x 12'7" max into chimney recess) (5.61m x 3.84m) a generous bay fronted sitting room with high ceilings and original ceiling coving, attractive feature fireplace with gas coal effect fire and high level wooden surround and mantle, radiator and double glazed windows to front.

**KITCHEN/DINING ROOM:** (21'5" x 14'10" max reducing to 11'6") (6.53m x 4.52m/3.51m) a beautiful bright and spacious kitchen/dining/living space with a modern fitted kitchen comprising base and eye level matt white units with square edged quartz effect worktop over and inset 1½ bowl sink and drainer unit with mixer tap and boiler hot water tap, ample space for dining and seating furniture, feature wood burning stove built into chimney recess with slate tiled floor and alcove beside for log storage, exposed floorboards, radiator, period style double glazed windows to rear and timber glazed double doors with glazed panels over flooding the kitchen/dining space with natural light and providing a seamless access out onto the south westerly facing rear garden. From the kitchen there is a wide wall opening leading through into reception 2/snug.

**RECEPTION 2/SNUG:** (11'5" x 7'9") (3.48m x 2.36m) a useful additional reception room currently used as a children's playroom and study with timber framed double glazed windows to rear overlooking the rear garden, radiator and door accessing generous recessed understairs storage space.

**UTILITY:** (8'10" x 7'1") (2.69m x 2.16m) a valuable internal utility space accessed off the entrance hallway with plumbing and appliance space for washing machine and dryer with stainless steel worktop and sink over, radiator, alarm control panel and doors leading off to cloakroom/wc and integral storage garage.

**CLOAKROOM/WC:** (4'3" x 3'3") (1.30m x 0.99m) high level double glazed window to side, low level wc, wall mounted wash basin, radiator and extractor fan.



#### FIRST FLOOR

**LANDING:** spacious landing with staircase continuing up to the second floor landing, double glazed period style windows to side providing plenty of natural light through the landing and stairwell, picture rail and doors leading off to bedroom 1, bedroom 3, bedroom 4, bedroom 5 and family bathroom/wc. Further door accesses large recessed **Airing Cupboard** housing the Worcester gas boiler, magaflow high pressure hot water cylinder and built in slatted shelving.

**BEDROOM 1:** (rear) (15'0" x 12'7" max into chimney recess) (4.57m x 3.84m) a double bedroom with windows to rear overlooking the rear garden, attractive period cast iron fireplace with inset tiles, built in wardrobes to chimney recesses, picture rail, radiator and door off to:

**En Suite Bathroom/Shower/wc:** (11'7" x 9'6" max) (3.53m x 2.90m) an impressive large en suite bathroom with roll edged double ended bath tub with central mixer taps and shower attachment, oversized shower enclosure with dual headed system fed shower, low level wc, wash hand basin with built in drawers beneath, pretty period fireplace with tiled hearth, exposed period floorboards, period style radiator, obscure glazed window to rear, inset spotlights and picture rail.

**BEDROOM 3:** (front) (18'0" max into bay x 12'7" max into chimney recess) (5.49m x 3.84m) double bedroom with wide bay to front comprising original windows, built in wardrobe to chimney recess, high ceilings with picture rail and radiator.

**BEDROOM 4:** (front) (11'6" x 9'0") (3.51m x 2.74m) double bedroom with period windows to front, pretty original fireplace, high ceilings with picture rail and a radiator.

**BEDROOM 5:** (front) (11'5" x 8'9" max) (3.48m x 2.67m) high ceilings with picture rail, period windows to front, exposed period floorboards and a radiator.

**FAMILY BATHROOM/WC:** (rear) (8'2" x 7'8") (2.49m x 2.34m) a white suite comprising bath with system fed dual headed shower over with tiled walls surrounding, low level wc, pedestal wash hand basin, heated towel rail, radiator, tiled floor and obscured double glazed period style windows to the rear.

#### SECOND FLOOR

**LANDING:** large Velux skylight window flooding the landing and stairwell with natural light and doors leading off to bedroom 2 and study/occasional bedroom area.

**BEDROOM 2:** (front) (21'0" max taken below sloped ceilings x 13'10") (6.40m x 4.22m) a fabulous loft converted double bedroom with 2 large Velux skylight windows to front offering far reaching views over rooftops of neighbouring properties and further 2 Velux skylight windows to rear, radiator, doors accessing recessed storage spaces and further door accessing en suite shower room/wc.

**En Suite Shower Room/wc:** (8'10" x 8'2" max taken below sloped ceilings and into recessed shower enclosure) (2.69m x 2.49m) white suite comprising shower enclosure with system fed shower, low level wc, wall mounted wash basin, heated towel rail, Velux skylight window to rear and low level doors accessing recessed eaves storage space.

**STUDY AREA/OCCASIONAL BEDROOM 6:** (9'1" x 7'2" both taken as a max measurement below sloped ceilings) (2.77m x 2.18m) useful additional room which could be used as a study area, dressing area or as the current owners use it as an occasional bedroom with a Velux skylight window to front, radiator and low level hatch accessing eaves storage space.

#### OUTSIDE

**FRONT GARDEN & DRIVEWAY:** the frontage of the property has been landscaped to block paving to afford off street parking for up to 3 vehicles, there is a curved edged flower border to one side containing various plants and shrubs.

**REAR GARDEN:** (approx. 75ft x 30ft) (22.86m x 9.14m) an exceptional and larger than average garden for Redland with a south westerly aspect, the perfect orientation to enjoy all the days sunshine. There is a large level decked area accessed directly from the kitchen/dining space, perfect for outdoor seating and entertaining with oak borders and central steps leading up to a generous lawned sections with beech hedge framing one side and flower borders containing various shrubs and trees to the other. At the top of the garden there is a further decked seating area, an attractive stone boundary wall to rear and a storage shed.

**INTERNAL STORAGE GARAGE:** (9'0" x 7'9") (2.74m x 2.36m) integral storage garage/bike store with double doors leading onto the driveway, radiator, high level windows and fuse box for electrics. **N.B. the garage is half of its original size and therefore cannot fit a car but provides excellent storage space.**

#### IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items such as carpets etc. are not included but may be available by separate arrangement.

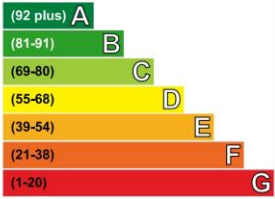
**TENURE:** it is understood that the property is freehold. This information should be checked by your legal adviser.

#### PLEASE NOTE:

- As from the 1<sup>st</sup> April 2018 there will be a requirement for any properties rented out in the private rented sector to normally have a minimum energy performance rating of E on an Energy Performance Certificate (EPC). The regulations will come into force for new lets and renewals of tenancies with effect from 1<sup>st</sup> April 2018 and for all existing tenancies on 1<sup>st</sup> April 2020. It will be unlawful to rent a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption [eg the building is Listed]. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements.
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

### Energy Efficiency Rating

Very energy efficient - lower running costs

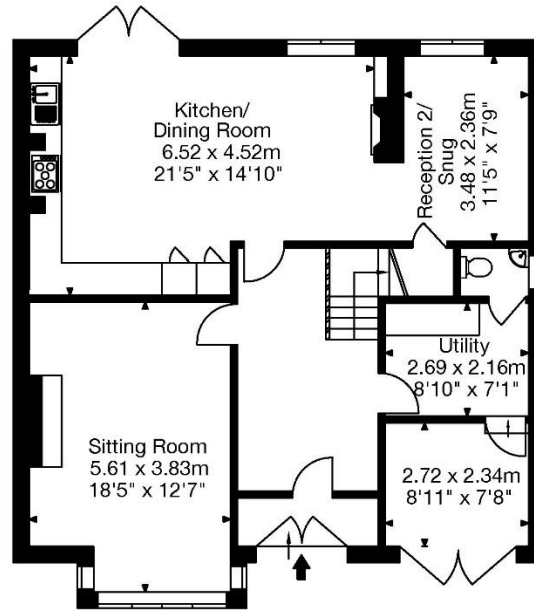


Current	Potential
45	63

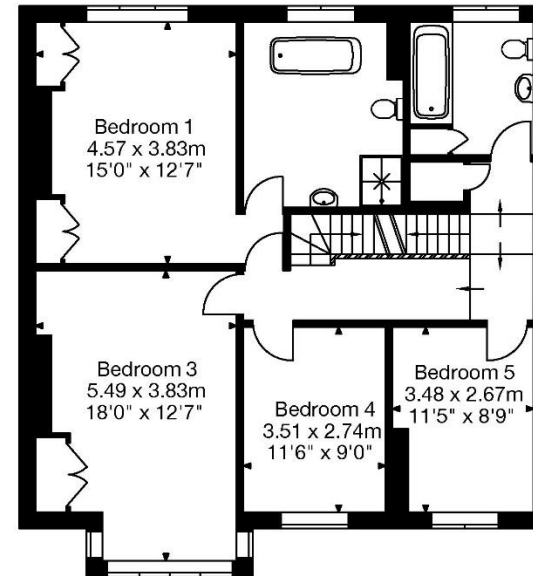
Not energy efficient - higher running costs

If you intend to rent out this property now or in the future, please note point 1 of the Important Remarks section overleaf.

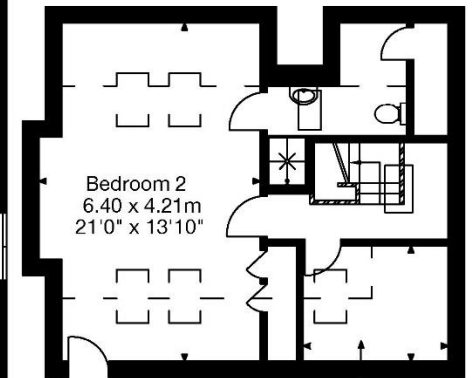
25 St Oswalds Road,  
Redland, Bristol BS6 7HU  
Approx. Gross Internal Area  
2427 Sq Ft - 225 Sq M



Ground Floor



First Floor



Second Floor

© Capture Property Marketing 2018. Drawn to RICS guidelines.  
All Measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.

# Capture.



**Richard Harding**  
Chartered Surveyors • Estate Agents • Auctioneers • Valuers

0117 946 6690  
www.richardharding.co.uk  
124, Whiteladies Road, Clifton, Bristol, BS8 2RP

