

11 RICHMOND HILL

CLIFTON • BRISTOL



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*A beautifully proportioned Grade II Listed
Regency house retaining many
original features*

Entrance hall • Kitchen/family room/dining room
Drawing room • Cloak room • Balcony

Master bedroom with dressing room and en suite bathroom
2 further first floor bedrooms • Bathroom
Store/potential home office

Lower ground floor

2nd kitchen/utility room • Sitting room • 2 double bedrooms
En suite shower room • Bathroom • Rear hall with storage

Rear enclosed south facing garden • Front garden
Single garage with loft storage above



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Situation



Clifton has excellent access to the motorway network via J19 of the M5 (5.5 miles), J17 of the M5 (6.5 miles) or the M32 (2 miles). Bristol Temple Meads (2 miles) and Bristol Parkway (6 miles) provide direct links to London Paddington (from 90 minutes). Bristol Airport is 9 miles.



Clifton Village is 0.5 miles away with its shops, banks, bars & restaurants along with a village butcher, several greengrocers and two express supermarkets. Queens Road provides the same, with Waitrose and Sainsbury's being the larger supermarkets. National retailers can be found at Cribbs Causeway Regional Shopping Centre (6.5 miles) and Cabot Circus (1.5 miles).



It is well placed for schools in both the state and private sector with Clifton College, Clifton High School for Girls, Bristol Grammar School, QEH, Badminton School for Girls and Christchurch Primary School.



The property has immediate access to many of Bristol's cultural attractions, such as the RWA art Gallery, Victoria Rooms, St George's music hall, Bristol Old Vic and Colston Hall, amongst others.

For Sale Freehold

11 Richmond Hill is a superb example of a Grade II Listed Regency townhouse. The house is filled with period features including sash windows with working shutters, fireplaces and high ceilings with original cornice work.

The large entrance hall gives access to two beautiful reception rooms on the hall floor. The drawing room to the front of the house has a wood burning stove and large sash windows. To the rear, the kitchen / family room / dining room has been opened up to provide an expanse of family living space filled with natural light from the south facing bay window. Doors from the kitchen lead out onto a decked balcony with steps to the garden below.

Upstairs, the master bedroom has views over the garden and includes a dressing room and large ensuite bathroom with separate shower. Two further double bedrooms to the front are served by the family bathroom. There is a store on a mezzanine level which could become a small home office.

The lower ground floor has a sitting room and 2nd kitchen/utility room, both with direct access to the garden. Two further bedrooms are to the front of the house, one with an ensuite shower room. There is a further bathroom and rear hall with a store and separate door to the front of the house enabling the lower ground floor to be a separate apartment if required.

Gardens and Grounds

The house is accessed via a pedestrian gate with steps up to the paved front garden and the door for the lower ground floor. Steps lead to a covered porch and the main front door.

The walled rear garden is paved and interspersed with flowerbeds and trees, enjoying a southerly aspect providing sun throughout much of the day. A decked balcony leads off the kitchen, with steps down to the garden. Further access to the garden is from the lower ground floor.

Parking

A single garage with alarm, electric up and over door and loft space for storage is located a short distance from the house in Frederick Place.

Services

All mains services connected.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority

Bristol City Council - Tel: 0117 922 2000.

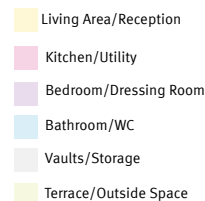
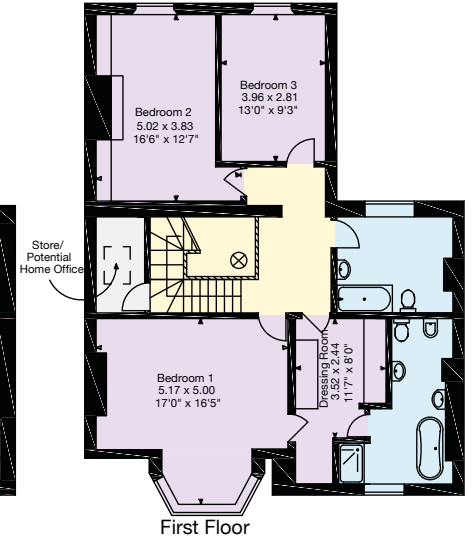
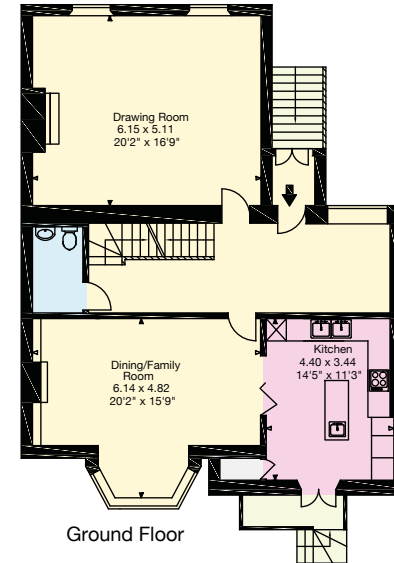
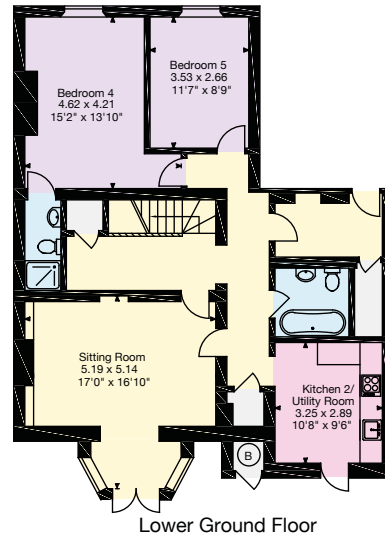
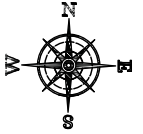
Viewing

Viewing is strictly by prior appointment with Agents, Knight Frank Tel: 0117 317 1999.

Directions (BS8 1AT)

11 Richmond Hill can be found on the right hand side about half way down.

APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)
299 sq.m (3,218 sq.ft)



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