

THE MAISONNETTE, 28 CALEDONIA PLACE

CLIFTON • BS8 4DL



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*A substantial and generously proportioned
4 bedroom maisonette with sun terrace and
courtyard garden and balcony*

Drawing room • Dining room • Kitchen / breakfast room
Library • Study/sun room

4 bedrooms • 3 bathrooms

Courtyard gardens • Sun terrace • Private balcony
Extensive storage

Clifton Village 0.2 miles • Park Street 1.3 miles
Bristol Temple Meads 3 miles • Bristol Airport 7.4 miles
(All distances are approximate)



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



The property is within easy walking distance of Clifton Village with its range of shops, banks, restaurants and other services, while Whiteladies Road is approximately a mile in the opposite direction.



Bristol Old Vic, Bristol Hippodrome and Colston Hall can all be found in the City Centre.



Pleasant walks can be found at Ashton Court.



Caledonia Place is well positioned for schools with Clifton College, Clifton High School and Christchurch Primary School, Queen Elizabeth Hospital, Bristol Grammar School, Badminton School and Redland High School for Girls are all within a short distance.



There are 2 railway stations (Bristol Temple Meads and Bristol Parkway) that provide fast and regular services to London Paddington and further links to the railway network.

For Sale Freehold

The Maisonette, 28 Caledonia Mews is an exceptionally well-proportioned 4 bedroom family home with the accommodation arranged over the principle floors of this handsome period townhouse.

The accommodation on the ground floor is versatile and has retained much of its period charm. The drawing room enjoys a stunning pillared original feature fireplace and is complemented further with elaborate cornicing and two large sash windows with working shutters facing the gardens that separate Caledonia Place and West Mall. If required, the drawing room and dining room can be separated via its original panelled doors and the dining room affords a further feature fireplace and large sash window overlooking the rear gardens.

From a light filled inner hall, a bespoke kitchen enjoys a range of contemporary integral appliances including "Fisher and Paykel" induction hob with double oven underneath and space and plumbing for fridge freezer and dishwasher and an abundance of storage. Completing the accommodation at this level is a useful guest WC and a dual aspect sun room/study with doors opening onto the rear courtyard.

From the spiral staircase the first floor offers three spacious bedrooms. The master bedroom has extensive wardrobe space and a south/south easterly orientation complete with rounded coloured glass lead lined windows which offer an enormous amount of character. Completing the accommodation at this level, are two further guest bedrooms with access to the private balcony

overlooking the gardens of Caledonia Place and West Mall and are serviced by two contemporary guest shower rooms.

From a secondary staircase, 28 Caledonia Place offers a most unique library room with vaulted decorative ceiling and featured recess arches to either side of an elaborate fireplace. This room creates a perfect environment to relax with glass panelled doors opening to an exceptional roof terrace. On the lower ground floor is a fourth bedroom with guest shower room and WC and access to the rear courtyard gardens.

Gardens and Grounds

28 Caledonia Place enjoys an enormous amount of outside space for a property this close to Clifton Village. To the rear, a south/south east facing courtyard garden and an exceptional roof terrace, accessed from the library, enjoys the sun throughout much of the day with fine views. At the front of the property, a near full width private balcony affords a view over the gardens of West Mall and Caledonia Place.

Accessed from the rear garden an extensive vaulted storage area which is tanked.

Parking

CPZ parking.

Services

Gas fired central heating. 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

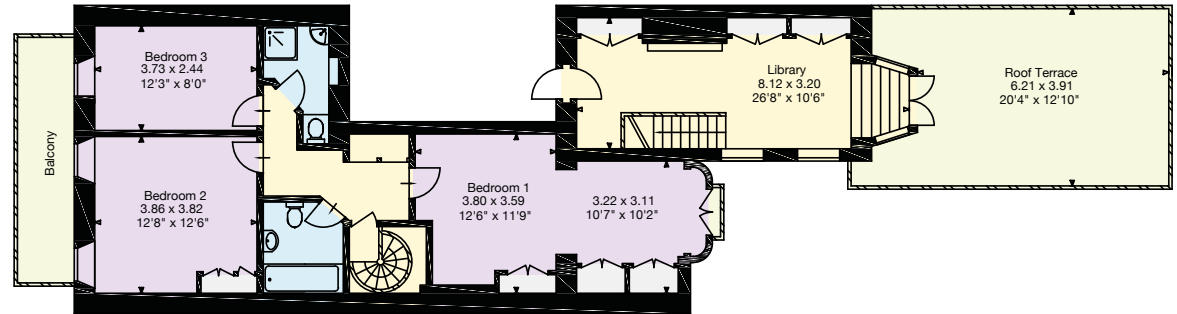
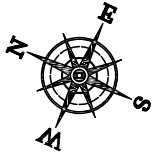
Bristol City Council - Tel: 0117 922 2000.

Viewing

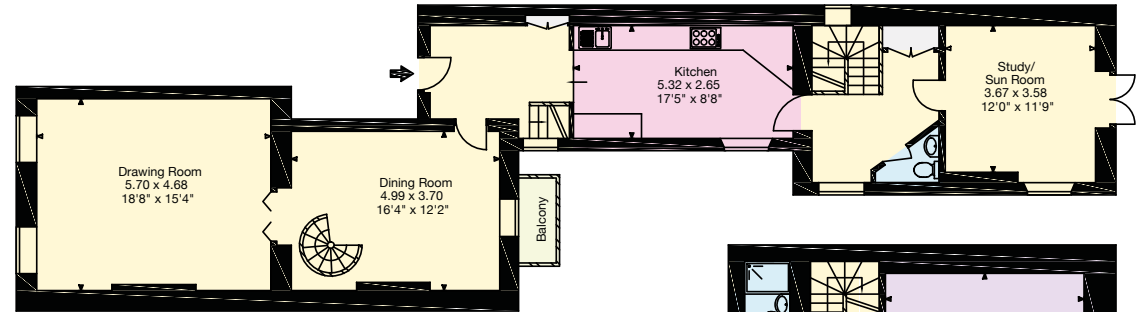
Strictly by prior appointment with joint sole agents Knight Frank, Bristol 0117 317 1999.

APPROXIMATE GROSS INTERNAL FLOOR AREA

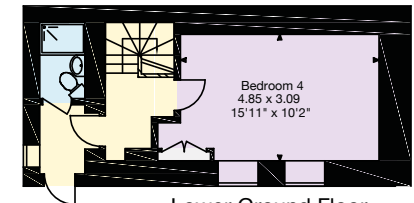
(No less than)
236 sq.m (2,540 sq.ft)



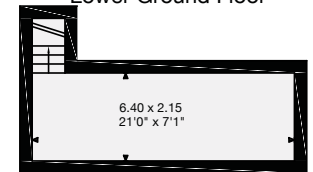
First Floor



Ground Floor



Lower Ground Floor



Basement

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



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