



16 BEAUCHAMP ROAD,
BISHOPSTON, BS7 8LQ

GOODMAN
& LILLEY







16 BEAUCHAMP ROAD

BISHOPSTON BS7 8LQ

ASKING PRICE
£800,000

A generously sized, well-presented four bedroom Victorian family home benefitting from extended accommodation and located in the popular west Bishopston area within the Redland Green and Bishop Road schools catchment areas.

A superb home on a sought after road in a friendly neighbourhood that must be seen.

Location

Located in west Bishopston on the Redland borders, within walking distance of a host of amenities, restaurants and bars found on Bristol's eclectic Gloucester Road. Within proximity are a host of sought after schools both primary and secondary, state and independent. Public transport runs nearby to Bristol's City Centre and the motorway networks as well as the regional shopping centre at Cribbs Causeway.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

The property is entered via a main entrance door leading into an inner porch, which features a glazed inner door opening into a welcoming entrance hallway. The hallway showcases an attractive engineered wood floor and

provides access to all ground floor rooms, with stairs rising to the first floor.

There is a convenient cloakroom/WC, a well-appointed sitting room located at the front of the house featuring a stylish stone fire surround and fitted wood burner. A second versatile reception room, also with fitted wood flooring, offers direct access to the rear garden through glazed doors.

To the rear, the property benefits from a stunning extended open-plan kitchen/dining room. This beautifully designed space boasts a high-quality fitted kitchen, wood flooring, Velux roof window, feature radiators, generous dining area, and bi-folding doors opening onto the rear garden, perfect for indoor-outdoor living and entertaining.

First Floor

The first floor offers three well-proportioned bedrooms and a family

bathroom. Two of the bedrooms are generous double rooms, with the larger extending over 16 feet in width. The family bathroom is tastefully fitted with a high-quality suite.

From the first-floor landing, stairs rise to a superbly converted loft space which now forms the master suite, offering a private and spacious retreat.

Second Floor

The roof space has been expertly converted to create a stunning master bedroom suite. This impressive space includes a dedicated dressing area with fitted wardrobes and additional access to roof space storage.

The suite features a luxurious en suite shower room, beautifully finished with a walk-in shower, twin "his and hers" sinks, and a concealed cistern WC. The bedroom area itself is bright and spacious, enhanced by a striking picture window to the rear aspect, offering

elevated rooftop views across Bishopston.

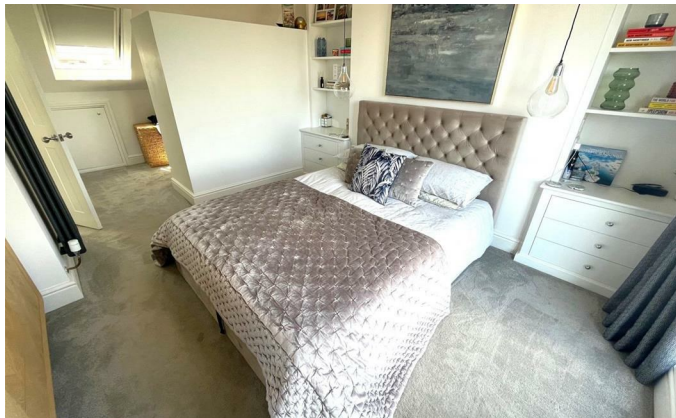
Outside

The property enjoys both front and rear gardens. The front garden provides an attractive approach, setting the house back from the road. To the rear, the garden offers a good sized outdoor space, featuring a lawned area, patio, decking, and a wooden storage shed.



- Superb Period Four Bedroom Home
- Excellent West Bishopston Location
- Extended 26ft Open Plan Kitchen/Dining Room
- Quality En Suite to Master Bedroom
- Front and Rear Gardens
- Sought After School Catchments

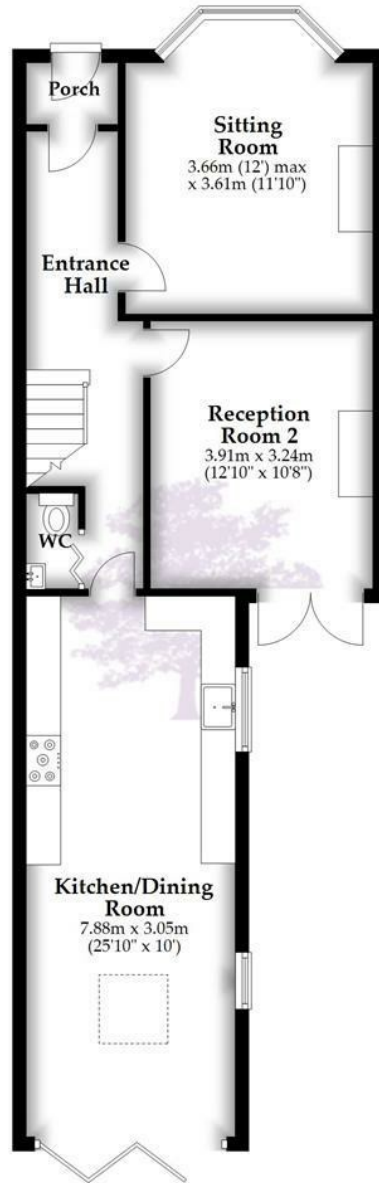




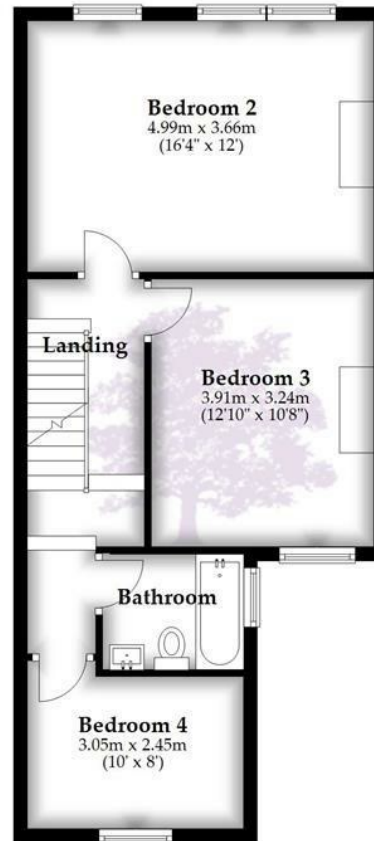
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Ground Floor



First Floor



Second Floor



Total area: approx. 147.7 sq. metres (1590.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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