



4 SION HILL

Clifton, Bristol, BS8 4BA

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An exceptional Grade II Listed Georgian townhouse with sensational views across to Brunel's Clifton Suspension Bridge, complete with a private rear garden and garage.

SUPERB GRADE II LISTED CLIFTON VILLAGE TOWNHOUSE * STUNNING VIEWS ACROSS TO BRUNEL'S SUSPENSION BRIDGE * EXQUISITE OPEN-PLAN KITCHEN, BREAKFAST AND FAMILY ROOM * FULL DEPTH HALL FLOOR AND FIRST FLOOR RECEPTION ROOMS * FULL-DEPTH MASTER BEDROOM SUITE WITH EXQUISITE VIEWS * TWO FURTHER DOUBLE BEDROOMS AND A FAMILY BATHROOM * EXCELLENT VAULTED WINE CELLAR * ADDITIONAL LOWER GROUND FLOOR ACCESS * FULL ACCESS VIA THE REAR GARDEN AND GARAGE * BEAUTIFUL CITY GARDEN

Situation

Sion Hill is undoubtedly one of Bristol's most prestigious addresses, with an almost unbroken terrace of period townhouses enjoying some of the best views in the South West.

Clifton village is literally on the doorstep, well known for its range of independent traders, cafés, restaurants and numerous boutique shops; whilst to the south is easy access to Bristol's famous historic floating harbour, and just to the north access to The Downs and The Observatory.

Local schooling is excellent; with Christ Church Primary School (0.5 miles) and Bristol Grammar School, Clifton College, Clifton High School and QEH all inside a mile of the front door.

Bristol itself is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 2.6 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 7.3 miles to the south.

For Sale Freehold

From its elegant Georgian façade and breathtaking views to the front, Sion Hill is a beautiful terrace of historic Clifton townhouses.

No. 4 is fabulously located; with exceptional views from each of its front facing windows, as well as a glorious private walled garden to the rear, complemented by a garage and the rare ability to exit out onto Sion Place and West Mall – directly into the village.





Arranged over five floors, the house enjoys an exceptionally versatile footprint with a fabulous open plan kitchen, sitting room and family room across the lower ground floor; a superb full-depth dining room and study on the hall floor and an exquisite full-depth open plan sitting room and drawing room on the first floor. Each enjoys a front-row seat across to Brunel's suspension bridge along with a range of beautifully retained period features, fitted recessed bookshelves, fireplaces and sash windows.

Over the upper two floors are three well-appointed double bedrooms, with a superb master suite on the second floor, complete with a double bedroom, dressing room an en-suite bath & shower room.

On the top floor are two further beautiful bedrooms which share a well-appointed family bathroom.

In addition, there is a fitted utility room (on the first floor half-landing), a separate cloakroom, lower ground floor sun room / gym and a fabulous vaulted wine cellar.

Outside

To the front, the views speak for themselves; truly superb and one of the best views from a front door in Bristol.

To the rear there is access from the hall floor directly out onto a stunning and very private walled city garden, catching much of the morning and early afternoon sun.

From a paved dining terrace, directly adjacent to the house, a central pathway flanked by mature borders to each side, leads to a rear terrace catching the last of the afternoon's sun.

The garden is beautifully peaceful, a true city oasis.

To the rear is a pedestrian door to a generous double garage; perfect for a single car plus workshop / storage complete with an electric roller-door opening up onto a private lane leading onto Sion Place and West Mall – with direct pedestrian and vehicular rear access into the village.

Services

All mains services connected. Gas fired central heating.

Local Authority

Bristol City Council: 0117 922 2000

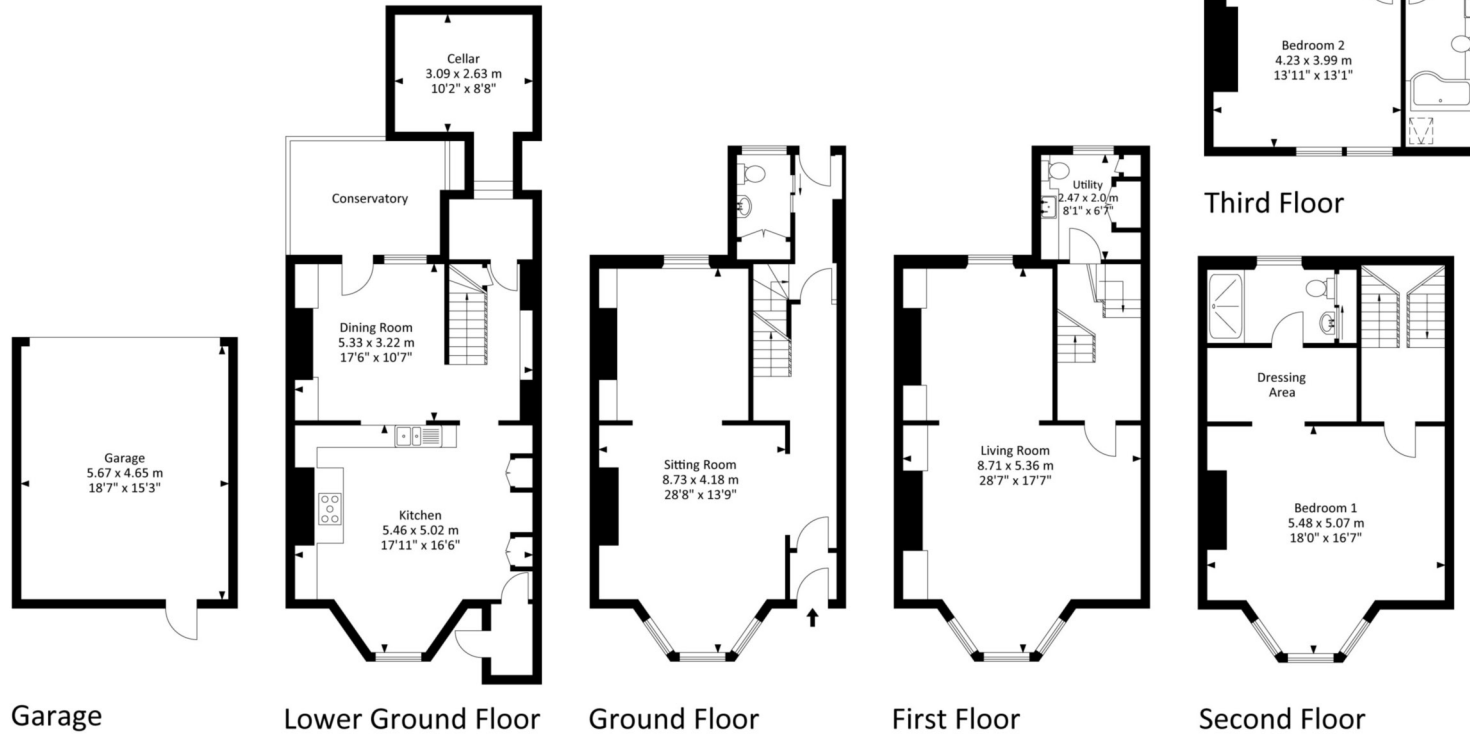
Council Tax Band: G

Directions: Postcode: BS8 4BA



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Approx. Gross Internal Area
2939.70 Sq.Ft - 273.10 Sq.M
(Total area includes garage)



For illustrative purposes only. Not to scale.

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.



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