



## 2 CHATFORD HOUSE

The Promenade, Clifton, Bristol, BS8 3NG



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An exceptional Grade II Listed first floor apartment of superb proportions, recently refurbished to the highest standard throughout; with off-street parking and communal gardens.

STUNNING GRADE II LISTED PERIOD APARTMENT \* RECENTLY REFURBISHED THROUGHOUT \* CIRCA 1500 SQ. FT. INTERNAL FLOOR SPACE \* BEAUTIFUL RETAINED PERIOD FEATURES \* FABULOUS SITTING ROOM WITH BALCONY \* BESPOKE KITCHEN \* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* GUEST SUITE WITH EN-SUITE BATHROOM \* THIRD BEDROOM / STUDY \* CLOAKROOM AND SEPARATE UTILITY ROOM \* EXCELLENT STORAGE \* DIRECT ACCESS TO BEAUTIFULLY KEPT COMMUNAL GARDENS \* 2 ALLOCATED OFF-STREET PARKING SPACES

### Situation

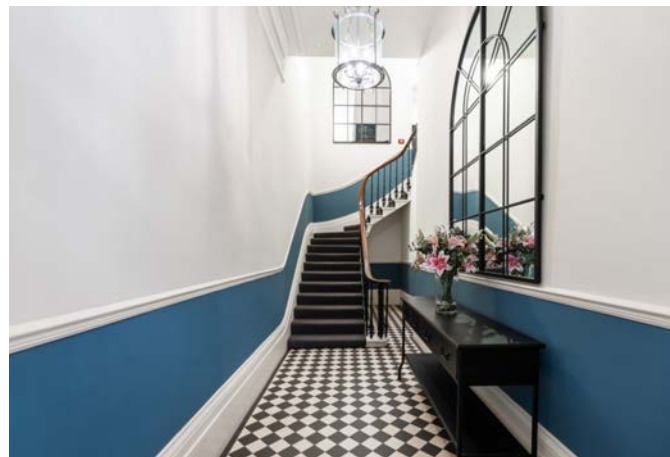
The Promenade is one of the most desirable addresses in Clifton; dotted with glorious honey coloured villas situated between Clifton village and The Downs. Chatford House itself enjoys a beautiful "In & Out" carriage driveway, discreetly hidden behind beautifully maintained mature hedging. The hustle and bustle of Clifton village (0.3 miles) is just across Christchurch Green, with its numerous cafés, restaurants and boutique shops.

Bristol is highly regarded for its educational establishments, and the apartment is within catchment for Christchurch Primary School (0.4 miles with Clifton College is just 0.3 miles to the east (with a respected nursery and Butcombe Prep School). BGS, QEH, Badminton School for Girls and Clifton High are also all within easy striking distance.

Bristol is also widely regarded as the "gateway to the West" and the M5 is just under 5 miles away, with the M32 2.1 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just 2.5 miles away, and there is access to Europe and the rest of the UK from Bristol Airport a little over 8 miles to the south.

### For Sale Leasehold

2 Chatford House is, quite simply, one of the finest first floor apartments in Clifton. Spanning some 1500 sq. ft of internal floor space it has enjoyed a meticulous refurbishment program by the current owners. The result is a truly exquisite lateral apartment, with an effortless flow and versatile layout, all complimented by a stylish interior décor and understated elegance.







From the gravel drive and "In & Out" carriage driveway, No.2 is accessed via a stylish communal entrance, with a curved balustrade staircase leading up to the first floor entrance.

From the moment you walk into the apartment, the style and quality are immediately obvious; with a smoked mirrored entrance hall, and French oak stripped wooden floor seamlessly flowing out from the hall into the kitchen and sitting room, complete with state of the art soundproofing across the entire apartment's flooring.

A video entry ' phone provides secure access for guests, whilst the entrance hall dog-legs around to provide useful storage and a cloakroom, complete with a mirrored copula providing further loft storage.

The bespoke kitchen is exquisite. A unique bespoke build combining book-matched oak veneer cabinetry and Dekton worktops, a central island (with five seat breakfast bar) and splash backs and a whole host of integrated appliances including a full height MIELE fridge, dishwasher and four ring NEFF gas hob.

The kitchen has been designed to completely "disappear"; with bi-folding doors made to conceal themselves when in use. The floor and wall mounted storage also discreetly hides a fitted "breakfast cupboard" as well as twin pullout larder cupboards.

A large shuttered sash window produces plenty of light and ventilation, with lovely views over the communal front garden and across to the Promenade beyond.

From the kitchen, the stunning sitting room is flooded with natural light from twin oversize shuttered sash windows each opening out onto a full-width balustraded balcony comfortably seating two café style tables and four chairs.



There is plenty of space for a generous dining table and chairs inside whilst a recessed bookcase "hides" a fitted bar area beyond. Perfect for post-dinner entertaining.

The period details are exquisite, complemented by the marble fire-surround and recessed gas-fired "wood-burning" stove below.

To the rear of the property is an exquisite master bedroom, with a sash window overlooking the glorious communal gardens beyond. Again, beautifully finished with a smoked mirror feature wall, along with an expanse of built-in wardrobes.



The master bedroom has access to a fully-fitted en-suite shower room, with a walk-in shower and electric underfloor heating, along with generous loft storage above.

Bedroom two is currently dressed as a gym, but can of course easily pivot back to a bedroom suite, complemented as it is by its own en-suite bathroom, complete with underfloor heating and a large twin ended panelled bath.

Off the second bedroom is a separate dressing room with space for multiple wardrobes; along with mezzanine access to useful bed-deck and further loft storage beyond.

There is also space and plumbing for a washing machine creating a useful utility space.

The third bedroom is currently dressed as a study and enjoys a fabulous view across to the ionic columns of the Georgian villa opposite and The Promenade beyond. A recessed widow seat is hinged to provide further storage, as well as access for the property's comms – including CAT V cabling and fibre broadband.

#### Outside

The communal gardens of Chatford House are a hidden delight. To the front, the apartment is accessed via an In & Out pillared carriage driveway entrance, with a gravel drive and allocated off-street parking for two cars.

To the rear however are a two delightful, fully accessible walled communal gardens, maintained beautifully on behalf of the residents. There is plenty of room to stroll, or to dine outside and entertain. Mostly given over to lawn they enjoy well-tended mature borders, and even pedestrian access from the rear onto Litfield Place.

#### Services

Mains water, electricity, gas and drains. Gas central heating system. Telephone and Fibre Broadband by private arrangement.

New radiators throughout (2021) with NEST digital app controls.

#### Local Authority

Bristol City Council: Tel: 0117 922 2000

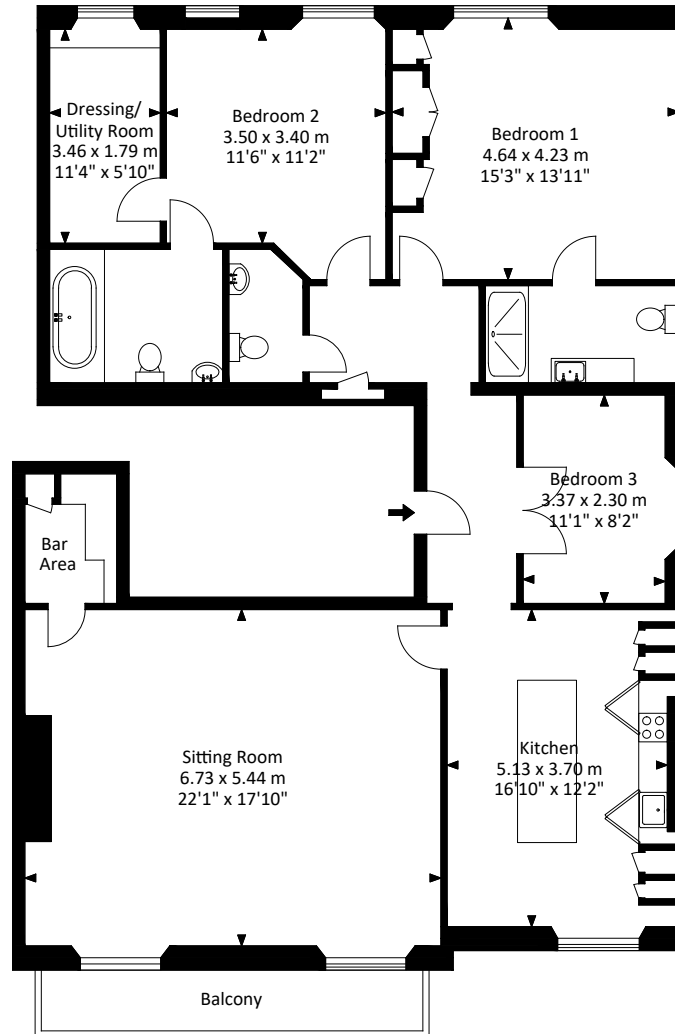
Council Tax: Band F

Directions: Postcode: BS8 3NG

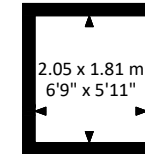


# Chatford House, Clifton, Bristol

Approx. Gross Internal Area  
1494.3 Sq.Ft - 138.8 Sq.M



Mezzanine (Accessed from  
Dressing/Utility Room)



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.