



2 MILES ROAD

Clifton, Bristol BS8 2JN



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A superb circa 5,000 sq. ft. semi-detached family house, available for the first time in four decades situated on a quiet and highly desirable road, boasting a wide lateral footprint, gardens, side access, and off-street parking.

FIRST TIME TO MARKET IN OVER FOUR AND A HALF DECADES
ELEGANT SEMI-DETACHED SIX-BEDROOM VICTORIAN TOWNHOUSE
SPANNING CIRCA 5,000 SQ. FT | GATED OFF-STREET PARKING
SOUTH-WEST-FACING FRONT GARDEN WITH SIDE ACCESS TO A REAR GARDEN | IMPRESSIVE LOWER GROUND FLOOR ACCOMMODATION
WITH INDEPENDENT ACCESS TO A KITCHEN, BREAKFAST ROOM, FAMILY ROOM, STORE AND UTILITY ROOM | GRAND FORMAL RECEPTION
AND DINING ROOMS FEATURING ORNATE DETAILING AND PERIOD FIREPLACES | PRINCIPAL BEDROOM SUITE COMPLEMENTED BY SIX
FURTHER BEDROOMS, ADDITIONAL BATHROOMS, AND AMPLE STORAGE OFFERS A UNIQUE OPPORTUNITY FOR SYMPATHETIC REFURBISHMENT
AND MODERNISATION THROUGHOUT ON ONE OF CLIFTON'S MOST SOUGHT-AFTER ROADS | OFFERED WITH A COMPLETE ONWARD CHAIN

Situation

Miles Road is a peaceful and highly sought-after residential street, known for its elegant semi-detached Victorian townhouses. Ideally positioned between Pembroke Road and Whiteladies Road, it offers a perfect blend of tranquillity and convenience. A short stroll away are numerous cafés, restaurants, boutique shops, the Everyman Cinema, the historic Lido, Sainsbury's, M&S, and Clifton Lawn Tennis Club.

Further along Whiteladies Road, The Downs, a 400-acre public open space, provides a green retreat, while Clifton Village, just 0.8 miles west, boasts boutique bars, restaurants, and independent shops, alongside The Ivy Brasserie and Hotel du Vin Avon Gorge.

Families will value proximity to excellent schools, including St. John's Primary (500m) and prestigious independents such as Clifton College (0.2 miles), Butcombe Prep, Bristol Grammar (0.9 miles), Clifton High (0.5 miles), and QEH (1 mile).

Bristol, the "gateway to the West," benefits from outstanding transport links. The M5 is under 5 miles away, and the M32 just 2.5 miles. Bristol Temple Meads (3 miles) offers regular trains to London (1 hr 20 mins), and Bristol Airport (8.4 miles) connects to Europe and beyond. Clifton Down station is only 0.3 miles away.







The Property

2 Miles Road is a handsome semi-detached Victorian townhouse that has been much loved and cared for by its current owners since 1978. The property now presents a rare opportunity for a new owner to sympathetically refurbish and modernise throughout and put their stamp on this beautiful period home.

Accessed via original stone steps leading to the raised ground floor level, the vestibule lobby features a stunning floor-to-ceiling curved leaded glass window which illuminates the space. Partly glazed doors open into a grand and welcoming hallway, featuring ornate cornicing, a ceiling rose, intricate period detailing, and original tiled flooring, all of which set an elegant tone for the home.

The front of the house hosts a beautifully proportioned reception room with triple bay sash windows, a wealth of original features, and a marble-surround open fireplace. Opposite, an equally sophisticated dining room overlooks the rear garden, with high ceilings, a marble-surround fireplace, and exquisite period detailing.

Adjacent to the dining room is a dual-aspect Morning room, offering views of the rear garden. A front-facing study, with its floor-to-ceiling sash window framed by original wooden shutters, enjoys views over the southwest-facing front garden. The raised ground floor also features a guest cloakroom WC, accessed conveniently from the main hallway.

The lower ground floor offers a flexible family living space and enjoys generous ceiling heights and plenty of natural light. This level has the added benefit of independent access via a side door leading into an informal entrance hall. This practical space is perfect for coats, boots, while a utility room provides valuable additional storage, a sink, and space for washing and drying machines, as well as housing a recently installed Worcester boiler.

The kitchen is a delightful, light-filled space with a south-westerly aspect, enhanced by triple bay sash windows overlooking the front garden. At its heart is a striking 'Coalbrookdale' stove range, serving as a captivating focal point, beautifully paired with an original wall-to-wall pine dresser—both offering a charming nod to the rich history of this wonderful home. A central island, freestanding gas cooker, and dishwasher effortlessly blend character with modern convenience.

Opposite the kitchen, a spacious family room overlooks the rear garden, featuring two sash windows with original shutters and an open fireplace. A breakfast room is located at the front of this floor, offering additional versatility. The lower ground floor also includes a WC, an old coal store offering valuable extra storage space and with conversion potential, and a coat cupboard.

The original wooden staircase, complete with an elegant balustrade and cast-iron spindles, leads gracefully to the first floor, where a useful airing cupboard is located on the half landing.





The dual-aspect principal bedroom is an impressive retreat, boasting exclusive access to an en-suite bathroom. The first floor also features three additional spacious bedrooms, each with a distinctive fireplace and sink. There is also a large and useful cupboard, currently utilised as additional storage for clothing.

The landing level between the first and second floors features a bathroom complete with a bath, overhead shower, sink, WC, and a large sash window. The second floor provides three additional bedrooms, including two generously sized doubles with original fireplaces and a charming single room, perfect as a child's bedroom or study.

Gardens and grounds

The southwest-facing front garden creates a delightful first impression, with stone pathways bordered by mature planting and vibrant wisteria.

The rear garden, designed for privacy and low maintenance, features flagstone pathways, decorative chippings, and a central water feature, creating an ideal space for relaxation or entertaining. Gated off-street parking enhances the practicality of this exceptional family home.

Tenure

Freehold

Services

Mains water, electricity, gas, and drainage.

Gas central heating system.

Local Authority

Bristol City Council (Tel: 0117 922 2000)

Council Tax

G

EPC

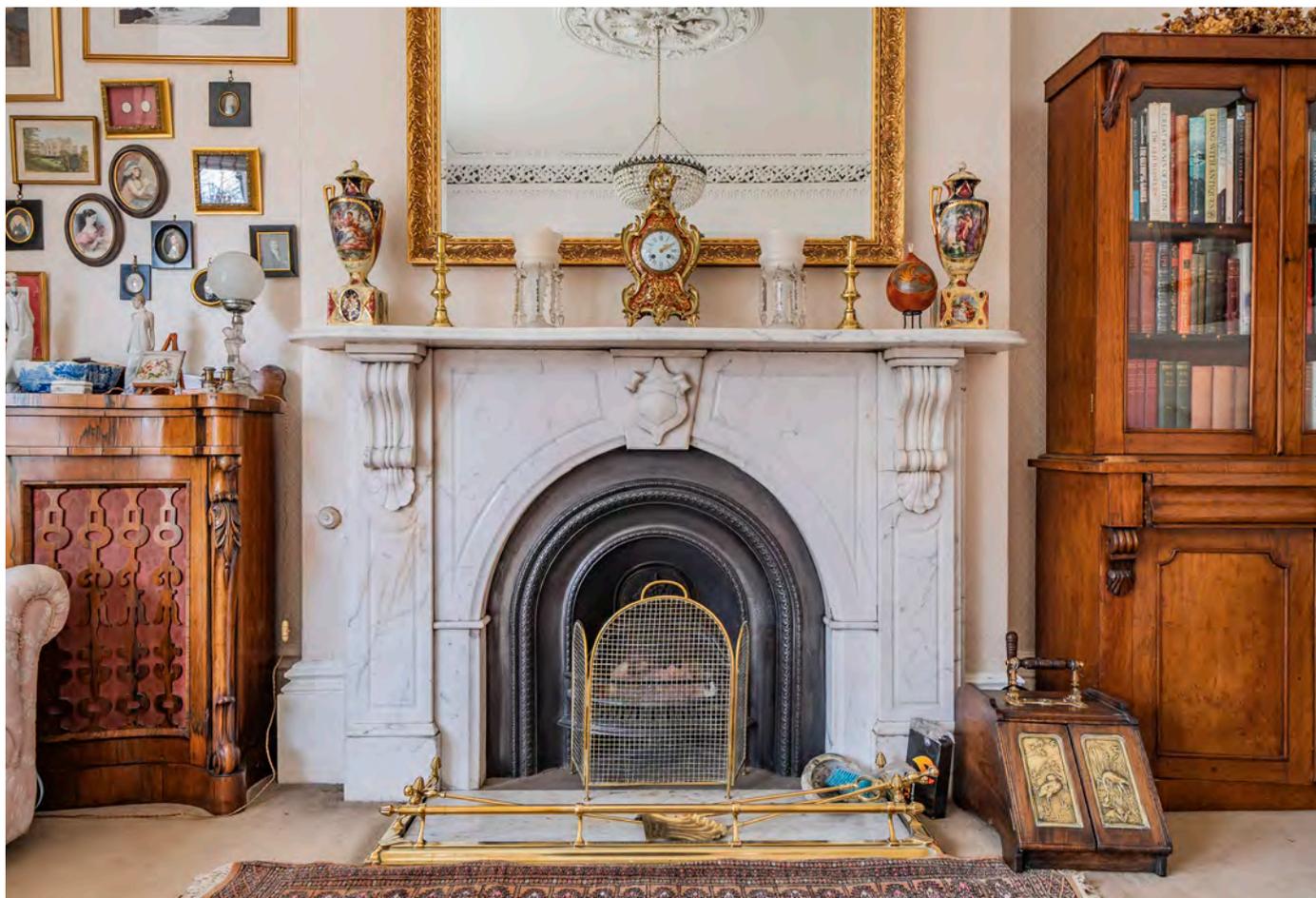
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Viewing

Strictly by appointment with Rupert Oliver Property Agents.

Directions

Post Code: BS8 2JN



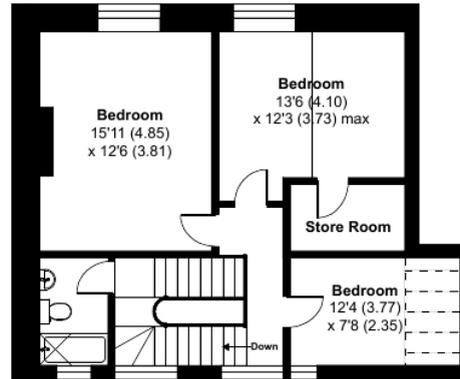
Miles Road, Bristol, BS8

Approximate Area = 5186 sq ft / 481.8 sq m

Limited Use Area(s) = 31 sq ft / 2.8 sq m

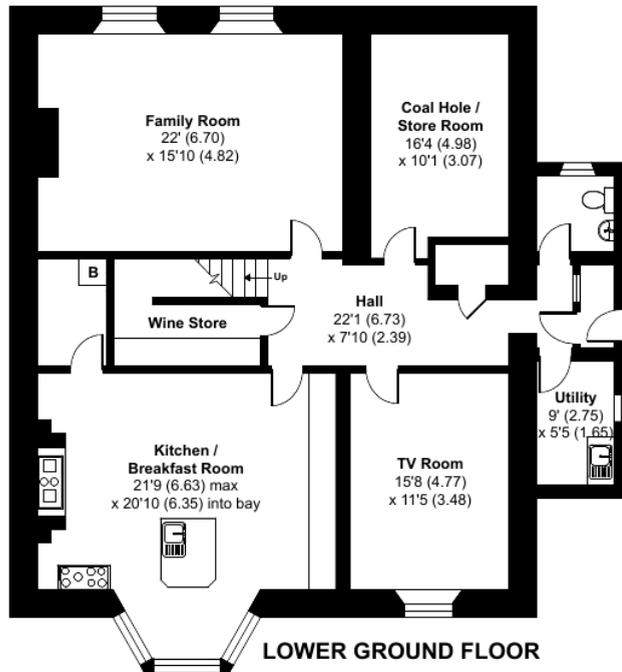
Total = 5217 sq ft / 484.6 sq m

For identification only - Not to scale

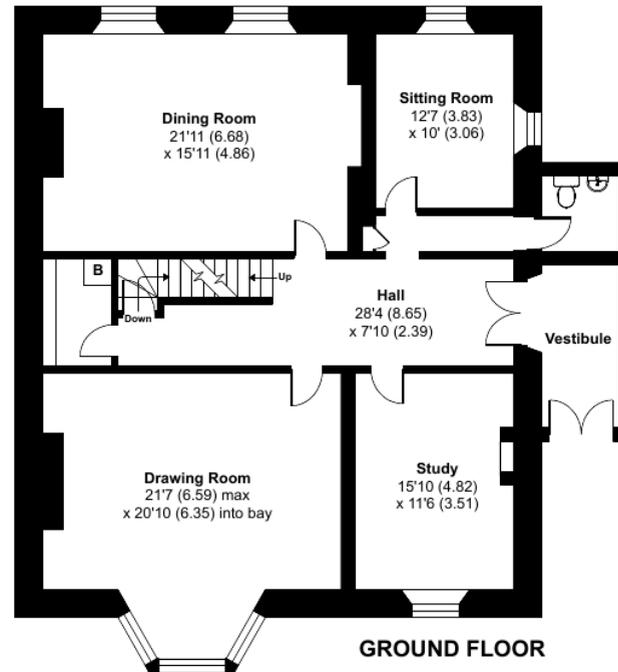


SECOND FLOOR

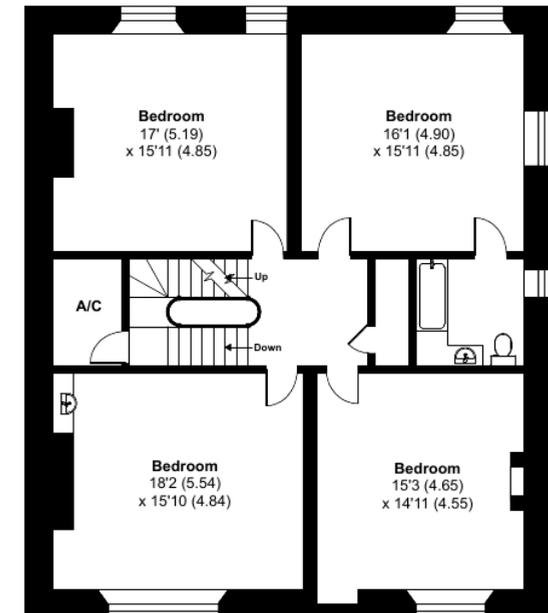
Denotes restricted head height



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR