



11 Charlotte Street South
Bristol, BS1 5QB



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A fabulous end of terrace five-bedroom family home on a sought-after double width plot; with over 3000 sq. ft of living accommodation, extensive off-street parking, a double garage and superb views over Brandon Hill

Superb end-of-terrace five-bedroom family home | Extra wide double width plot | Fabulous views over Brandon Hill and Cabot Tower | Off-street parking for four cars and a double garage | Double width rear garden | Generous kitchen / dining room | Family room / studio with its own access and en-suite shower | Two further reception rooms | Five double bedrooms and three bath / shower rooms | Utility room and a separate cloakroom
EPC: D

Situation

Charlotte Street South is a charming terrace of some 7 Victorian townhouses dating situated opposite Brandon Hill Nature Reserve, believed to be the oldest public park in England (granted in 1625). The house sits handsomely at the southern end of the terrace, central to the very best Bristol has to offer, yet is discreetly tucked away along a quiet, relatively little-known road.

Within a mile or so lie several of the area's leading private schools (Clifton College, Clifton High School, BGS and QEH) along with The Mall (Clifton Village) for shopping, the Lido Spa, the RWA, the Watershed cinema and St. Georges.

Cathedral Primary School (rated Good) lies nearby and is OFSTED rated either GOOD or OUTSTANDING on all five measures.

Bristol Airport is under 8 miles away and Bristol Temple Meads Train Station under 3 miles away providing convenient access to London by train and by car (M32: 2.6 miles), and mainland Europe by air.

For Sale Freehold

Quietly understated, beautifully located, 11 Charlotte Street South is a truly superb family home. Situated at the end of little known quite residential road the house enjoys an enviable "double width plot" giving it almost unrivalled off-street parking, in addition to an integrated double garage as well as a large and private rear garden.







Arranged over four floors, the current owners have significantly improved the house; with a superb top floor loft conversion and a re-thinking of the versatile accommodation to suit families of all ages and size complete with double-glazed windows throughout.

Accessed from the front by a pretty pedestrian gate, the front door leads into a useful porch and on into the charming entrance hall. This is a lovely, welcoming space wrapping around to the central staircase, with access to a hall floor cloakroom with w.c and washbasin.

To the rear of the hall floor is a stunning full-width sitting and dining room overlooking the rear garden via two large sash windows, with a feature marble fireplace high ceilings and ceiling plasterwork.

To the opposite side of the hall is a lovely light living room, complete with a triple sash bay window taking in the full view over to Brandon Hill opposite. A beautiful marble fire-surround is flanked by bespoke fitted cabinets providing useful additional storage.

Downstairs is the generous family kitchen breakfast room; complete with hard-working travertine stone floor with a large central island complete with a Belfast sink as well as additional floor and wall-mounted storage.

Integrated appliances include a Fischer & Paykel dishwasher, Mercury Range Cooker and space for an American style fridge & freezer.

There is plenty of room for a large dining table and chairs as well as French doors leading out into the garden beyond.

Adjacent to the kitchen is a useful family / play room, complete with its own level access from the off-street parking bay and complete with its own en-suite shower room. Perfect for a visiting dependent relative or live-in au pair accommodation.

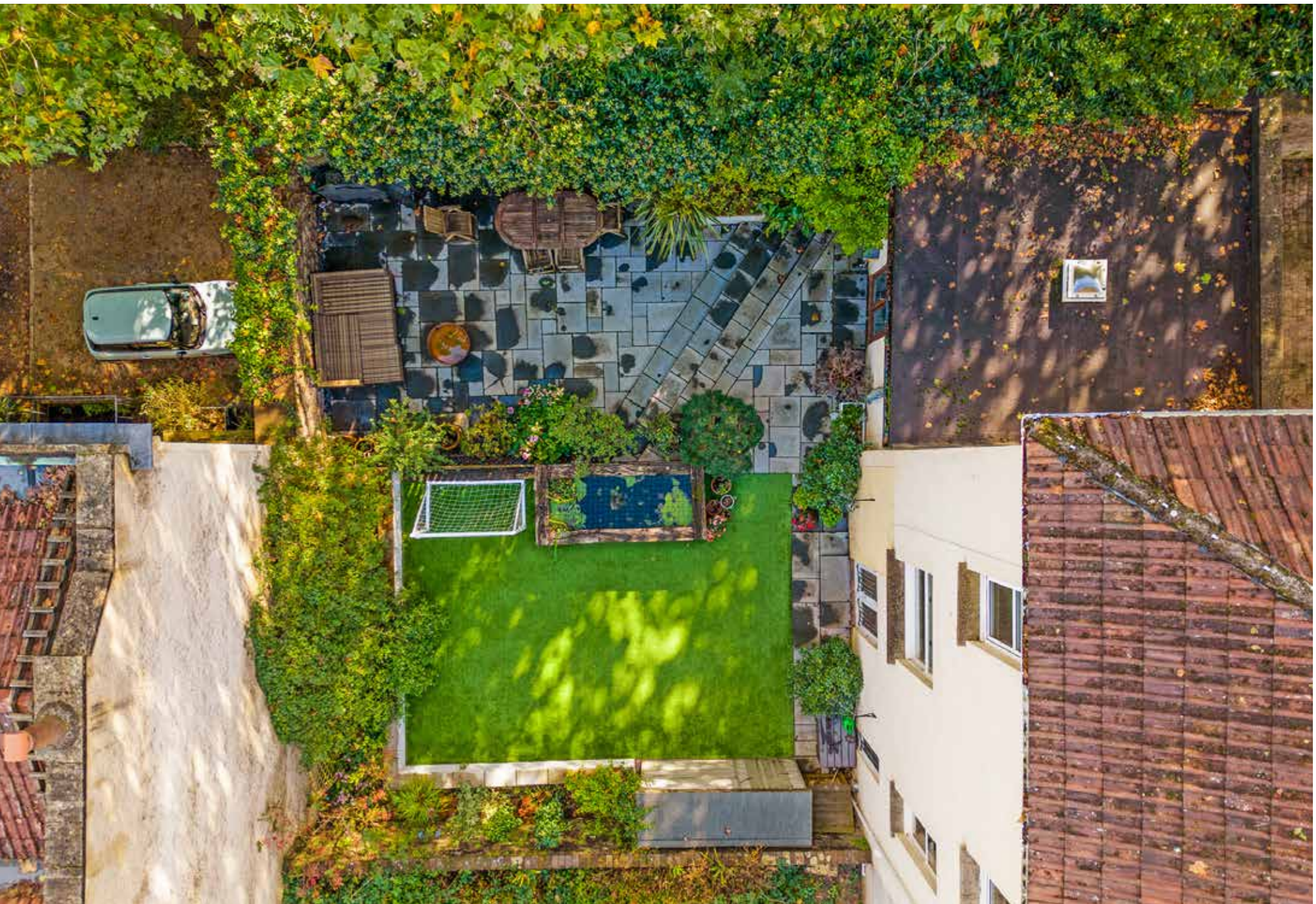
Also accessed from the family room is a fitted utility room, whilst the double garage can be accessed internally from the kitchen via a secondary utility / storeroom.

Upstairs, across the first floor, lie three double bedrooms. The main bedroom is across the full width of the front, with lovely views over Brandon Hill and access to a luxury en-suite bath & shower room, complete with an oversize walk-in shower, contemporary twin ended bath, vanity basin and w.c.

The two further bedrooms share a superb family bathroom, with a roll top bath and rose bowl shower above, w.c and wash basin.

Upstairs, the top floor is accessed via a fabulous stairwell with a feature half-landing complete with glazed balconette, overlooked by a large roof window flooding the stairwell and top floor landing with light.





Two great kids bedrooms adorn the top floor, with pitched ceilings and plenty of character; each with generous eaves storage and a wardrobe, and sharing a well-appointed shower room with an oversize enclosed shower, w.c and wash basin..

Outside

The outside space, both front and rear, is a unique feature of No. 11.

To the front, due to its superb double-width plot, the house enjoys enviable parking, with a deep off-street parking bay providing space for up to four cars, leading down to an integrated 300+ sq. ft double garage, which itself opens up into the house and out to the rear garden beyond.

The rear garden itself is a delight; again double width it spills out from the kitchen enjoying a high degree of privacy.

To the rear, rear side of the house the garden is finished with an all-weather lawn; perfect for families who want to enjoy the space in all weather's. A raised pond demarks the artificial lawn from the private sunken paved terrace beyond, presenting a charming dining terrace ideal for a BBQ, grill and seating, catching much of the day's sun.

The garden is fully enclosed / walled providing a safe and secure space for children and pets.

Services

Mains electricity, water, gas and drains. Broadband and Telephone available by private contract.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band F

Directions: Postcode BS1 5QB

Viewing: Strictly by appointment with Rupert Oliver Property Agents



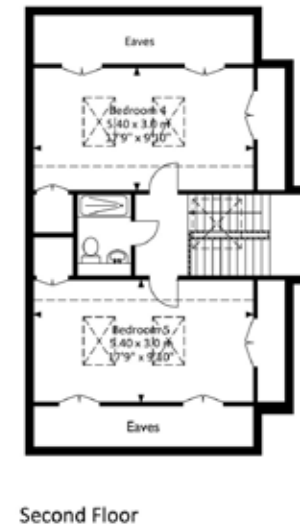
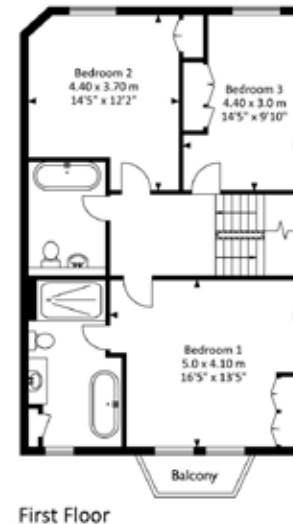
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Approx. Gross Internal Area

3006.14 Sq.Ft - 279.28 Sq.M

Garage Area 316.99 Sq.Ft - 29.45 Sq.M

Total Area 3323.13 Sq.Ft - 308.73 Sq.M



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.



0117 428 6464
home@rupertoliver.co.uk
Somerset House, 18 Canynge Road,
Clifton, Bristol, BS8 3JX
rupertoliver.co.uk



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