



## Flat 3, The Manor House

10 Old School Close, Redland, Bristol, BS6 7DL





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**A stunning 3500 sq ft two storey maisonette set over the first and second floors of a Grade II\* Palladian mansion; with several acres of communal gardens, two allocated parking spaces and no onward chain.**

Exquisite circa 3500 sq ft maisonette arranged over two floors | Award winning conversion of a Grade II\* Listed Palladian mansion | Exquisite dual aspect family kitchen and dining room | Sensational drawing room with views over the communal gardens | Snug / study | First floor master bedroom suite with a luxury en-suite shower room | Three further double bedrooms across the second floor and two bath / shower rooms | Utility and cloakroom | Stunning communal gardens and parkland | Two allocated parking spaces; one next to the entrance and one secured underground

## Situation

Old School Close is a no-through residential address centred around the historic Redland Court – a Grade II\* Listed Palladian mansion.

Conveniently located on the edge of Redland and the western border of Bishopston within proximity of the Gloucester Road, and just a mile from The Downs, some 400 acres of public open space.

In addition to its own several acres of communal gardens, the property is ideally located within striking distance of several parks and green spaces, Redland Green Train station and Redland Green Tennis Club.

Schooling is excellent; with Redland Green Secondary school nearby along with many of the city's leading Independent schools within the vicinity.

The A38 / Gloucester Road provides access to the city centre (1.2 miles to Cabot Circus / 1.4 miles to the M32) and the M4 / M5 interchange a little over 5 miles to the north. Redland Train Station is just a half-mile walk from the property, connecting to Temple Meads and Parkway and onto the national rail network









## For Sale Leasehold

Quite simply, this is one of the most desirable and beautiful apartments in the city.. Arranged over the first and second floors of an historic Grade II\* Listed Palladian mansion this award winning development delivers an abundance of living accommodation, along with four bedrooms, three bath / shower rooms, extensive views and two parking spaces.

With one parking space in the secure underground car park, the second is literally right next to the shallow flight of steps right next to the mansion's original front door and entrance.

A stunning communal entrance hall sets the tone, with Flat 3 enjoying its own front door and exquisite carved wooden staircase leading up to the accommodation above.

Arranged across the "front and centre" of the mansion is a veritable first floor Piano Nobile; with high ceilings and exquisite retained period features such as carved wooden architraves and door pediments, wooden panelling, tall sash windows and working shutters.

The family kitchen is superb; dual aspect with far-reaching views and an expanse of beautifully fitted wooden cabinets, an oversize central island and plenty of space for a large dining table and chairs.

A Lacanche range cooker the necessary kit for the most demanding of chefs, with soft touches such as the Quooker hot water system and InSinkErator offering more modern conveniences.

Adjacent to the kitchen is a the stunning panelled sitting room; three oversize southerly facing sash windows flood the room with light, finished with a feature marble fire-surround and herringbone parquet flooring matching the kitchen next door.

To the end of the first floor hallway is the master bedroom suite; again with a sumptuous dual aspect and far-reaching views. As beautifully finished as the rest of the apartment the bedroom benefits from a luxury en-suite shower room, with an oversize shower to walk into and start the day.

To the front of the first floor is a versatile second reception room; currently arranged as the owner's dressing room it could equally pivot to provide a playroom / study or cinema room.

The staircase continues up to the second (and top) floor entering a landing giving access to three superb bedrooms. Here the internal architecture changes, with elegant pitched ceilings and exposed wooden beams, and views from the windows of the mansion's stunning carved stone balustrade and urns – so admired from the front of the building.









The second bedroom presents a superb guest suite; with its own dressing room and beautifully appointed en-suite bath and shower room, complete with a contemporary twin ended bath and oversize shower cubicle.

The remaining two bedrooms share an equally well-appointed shower room.

In addition, the apartment has the distinct benefit of a fully fitted utility room, accessed from the first floor half-landing, along with a separate cloakroom and w.c on the first floor itself.

### Outside

Probably one of the largest and most extensive communal gardens in the city. Much of the immediate south-facing parkland of Redland Court has been retained and landscaped to present occupiers with a simply superb communal outside space for residents, their families and guests to enjoy all year 'round.

Fully enclosed and secure it presents a wonderful space to enjoy and entertain, families to play in and room for BBQ's and outdoor dining.

In addition, dotted through-out the development are smaller gardens of various shapes and sizes landscaped to enhance and compliment the architecture and resident's sense of space and place.

Flat 3 also comes with two parking spaces; one in the secure undercroft garage (along with a secure communal bike store) and the second outside conveniently positioned right next to the property's entrance.

### Services

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

### Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band G

Directions: BS6 7DL

Viewing: Strictly by appointment with Rupert Oliver Property Agents

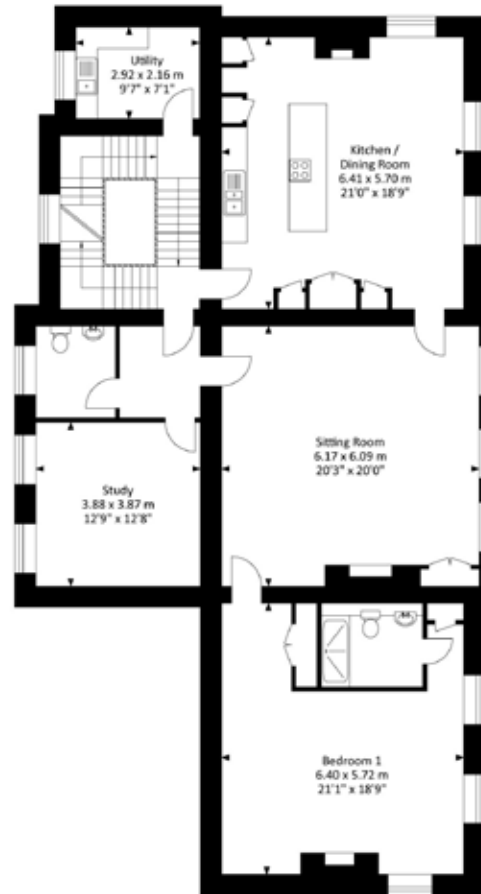


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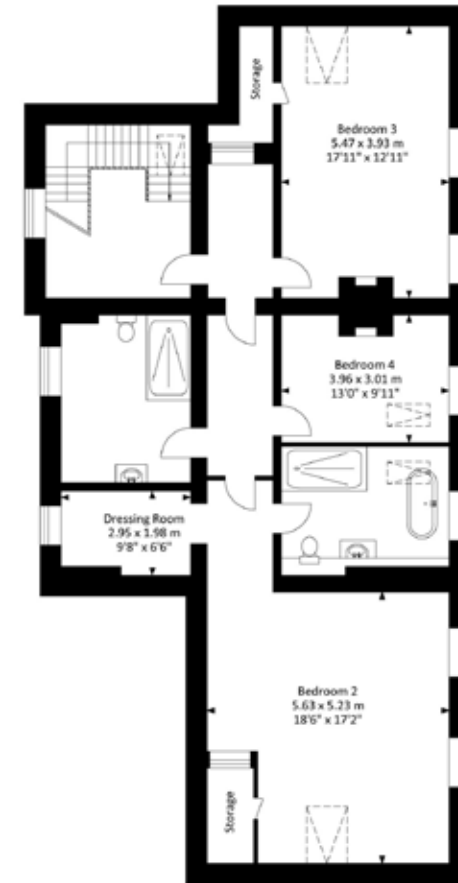
Approx. Gross Internal Area  
3545.41 Sq.Ft - 329.38 Sq.M



Ground Floor



First Floor



Second Floor

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.