



The Garden Maisonette, 87 Pembroke Road

Clifton, Bristol, BS8 3EB



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A stunning circa 3000 sq. ft four-bedroom maisonette with a fabulous west-facing garden and views over Clifton College Close; three parking spaces, a garage and beautifully finished throughout.

Sumptuous yet elegant 3000 sq. ft maisonette with a beautiful west-facing garden | Three off-street parking spaces and a single garage (along a private rear lane) | Chalon kitchen and dining room | Beautiful sitting room, separate family room and a versatile play room | Master bedroom suite with en-suite shower room | Three further double bedrooms | Vaulted bathroom, family shower room, cloakroom and utility | Excellent internal and external storage | Generous fully enclosed west-facing garden and raised paved dining terrace | EPC: E

Situation

Pembroke Road sits centrally to the very best Clifton has to offer; running between The Triangle and The Downs. Within less than one mile 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 and The Clifton Triangle.

Access to open countryside is within circa a mile just over the Brunel's Suspension Bridge, with acres of woodland walks in Leigh Woods, Ashton Court and 400 acres or so of The Downs just to the north.

Bristol Airport is under 8 miles away and Bristol Temple Meads Train Station 3 miles away providing convenient access to London by train and by car (M32: 2.8 miles), and mainland Europe by air.

For Sale Leasehold

Quite simply, The Garden Maisonette is a "house within a house"; spanning circa 3000 sq. ft and presenting effortlessly elegant and hugely versatile accommodation over two floors with a stunning west-facing fully enclosed rear garden, three off-street parking spaces and a single garage.

Over the past decade or so the current owners have sensitively converted the hall and lower ground floor flats into a single, sumptuous family home with one of the very best gardens in the area.







The original front door is private to the flat, situated just metres away from the property's three parking spaces and opening up into a useful entrance porch, complete with a generous boot room with plenty of space for coats and shoes.

The porch opens into a stunning entrance hall, complete with the original Victorian tessellated floor and flanked on either side by the hall floor's elegant living accommodation.

To the front is a charming sitting room with a wide bay window complete with working shutters flooding the room with light, overlooking All Saints Church opposite. The 10' ceilings give a wonderful sense of proportion, complete with retained ceiling plasterwork and a carved marble fireplace with a working cast-iron wood burning stove below.

Adjacent to the sitting room is a versatile play room / study; again with working shutters and ceiling plasterwork.

To the rear of the house runs an exquisite suite of rooms; dominated by the beautiful family kitchen and dining room, with twin French doors leading out onto the raised deck terrace leading down to the garden below.

The kitchen, bespoke built by Chalon centres around an oversize central island, with a recessed double Belfast sink and oversize quartz worktop. Along the side wall runs a further range of floor and wall mounted storage cupboards complete with an Electric EVERHOT cooker, integrated fridge & freezer and a double fronted larder cupboard.

There is plenty of space for a dining table and chairs, and to the opposite side a gorgeous Georgian pediment topped door opens up into a lovely family room; sociable to the kitchen yet easily separated and also with French doors also opening out onto the terrace. The room is finished with a full width wall of fitted storage and a light filled dual aspect.

To the end of the hall is a useful cloakroom, with a bespoke staircase leading down to the lower ground floor.

The lower floor hall is finished with handsome modern quarried stone flagstones and gives access to four double bedrooms; two to each side.

The master bedroom is superb, with a large bay window, fitted New England shutters and expanse of fitted wardrobe storage. The en-suite is beautifully finished with an enclosed oversize shower cubicle, wash basin and w.c complete with tadelakt plaster walls and wall-mounted heated towel ladder.





The three remaining double bedrooms share a luxury family shower room; again with part-tadelakt plastered walls and a stunning book-matched marble walk-in shower cubicle, complete with Drummonds shower set & controls as well as a Drummonds w.c, wash basin and heated towel ladder. A sash window provides natural light and ventilation whilst a heated floor provides comfort underfoot.

To the end of the hall is a spa like vaulted bathroom, with underfloor heating and a dramatic tadelakt vaulted ceiling and central Drummonds "club style" twin ended bath. An exquisite room to relax and unwind in, complete with a stone-topped vanity wash stand and basin and access to some useful recessed storage.

To the other end of the hall is a useful utility corner, with a fitted basin and space for a washing machine and dryer, as well as a rear door out into the garden.

Outside

The private west-facing garden is a true city delight; wonderfully spacious and fully enclosed it catches much of the day's sun. From the hall floor a deep paved terrace, with views over Clifton College Close, provides plenty of space for a dining table and chairs, and the perfect spot for a summer's sun-downer. Steps lead down to the garden below, with its sizeable lawn and well-tended mature beds and magnificent magnolia tree.

A second paved terrace presents a Mediterranean style outdoor dining area, complete with vine clad wooden pergola providing shade and plenty of room for a BBQ and grill.

A rear gate leads out to the private lane behind and access to the single garage, whilst to the front of the garden a further pedestrian gate gives access to the front drive.

Beneath the raised terrace is a generous sheltered garden-level terrace where the current owners house a wood clad hot tub; with access to further recessed storage as well as additional access to the lower ground floor accommodation.

To the front of the house are three off-street parking spaces; two in tandem leading up to the front door and one just to the side.

Services

Mains water, electricity, gas and drains. Gas central heating system. Ultrafast broadband available.

Local Authority

Bristol City Council: Tel: 0117 922 2000 | Council Tax: Band F

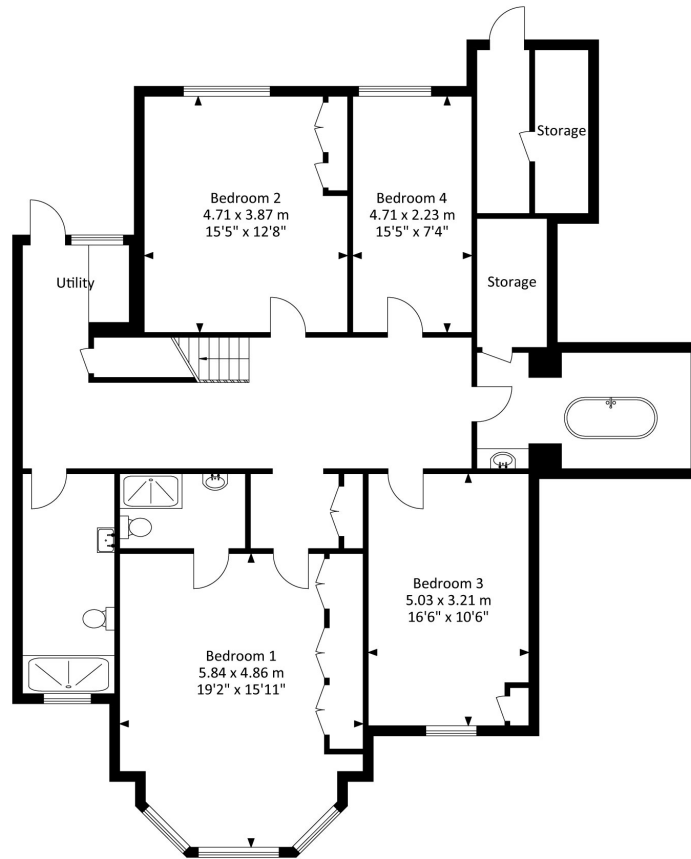
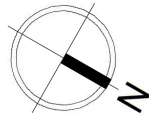
Directions: BS8 3EB

Viewing: Strictly by appointment with Rupert Oliver Property Agents

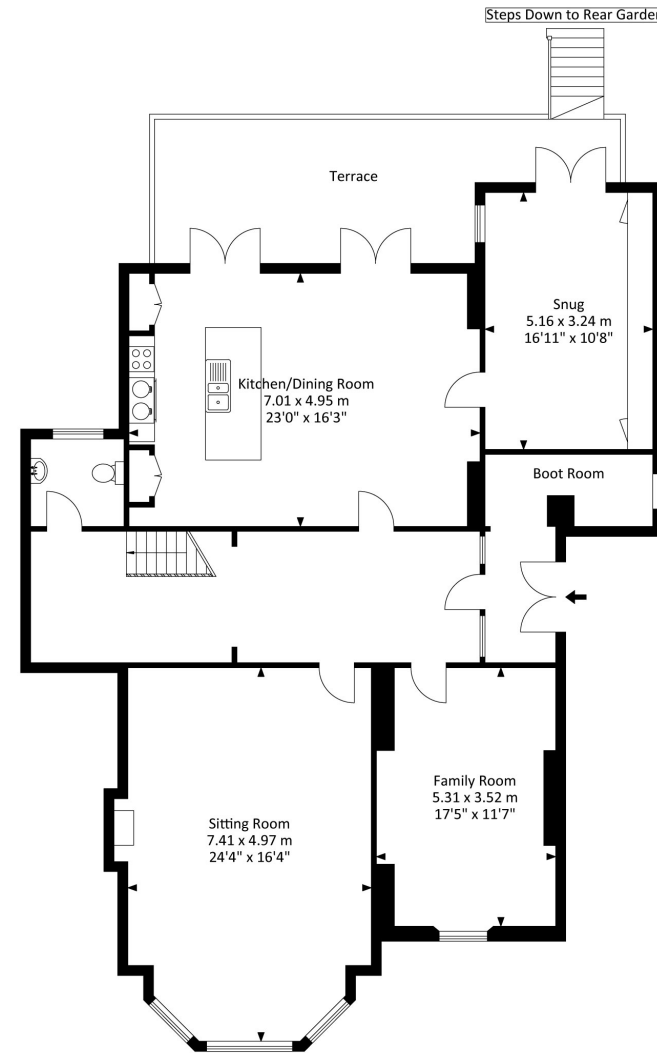


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Approx. Gross Internal Area
3042.10 Sq.Ft - 282.60 Sq.M



Lower Ground Floor



Ground Floor

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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