



**16 Downfield Road**  
Clifton, Bristol, BS8 2TJ







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**A superb end-of-terrace family home, beautifully refurbished by the current owner to present stylish, light-filled accommodation with a fully enclosed southerly facing rear garden.**

Fabulous four-bedroom family home in excess of 1880 sq. ft  
Stunning double height open plan kitchen and breakfast room  
Versatile study / playroom | Elegant 29' through-reception room across the hall floor | Four bedrooms and two bath / shower rooms  
Cloakroom and utility stack | Extensive fully boarded loft | Superb landscaped southerly facing walled rear garden | Independent access to the lower ground floor | Close proximity to St. John's Primary School and several local nurseries | EPC: C

### Situation

Downfield Road is a sought-after quiet residential side road conveniently situated between The Downs and the hustle and bustle of Whiteladies Road.

Within easy striking distance are numerous cafés, restaurants, bars and boutique shops; including Spiny Lobster, Ruby & White, Wild Oats, Burra and the (weekly) Saturday Farmer's Market.

Not too far away is the popular Everyman Cinema and the convenience of a Sainsbury's supermarket to the south and a Waitrose supermarket to the north.

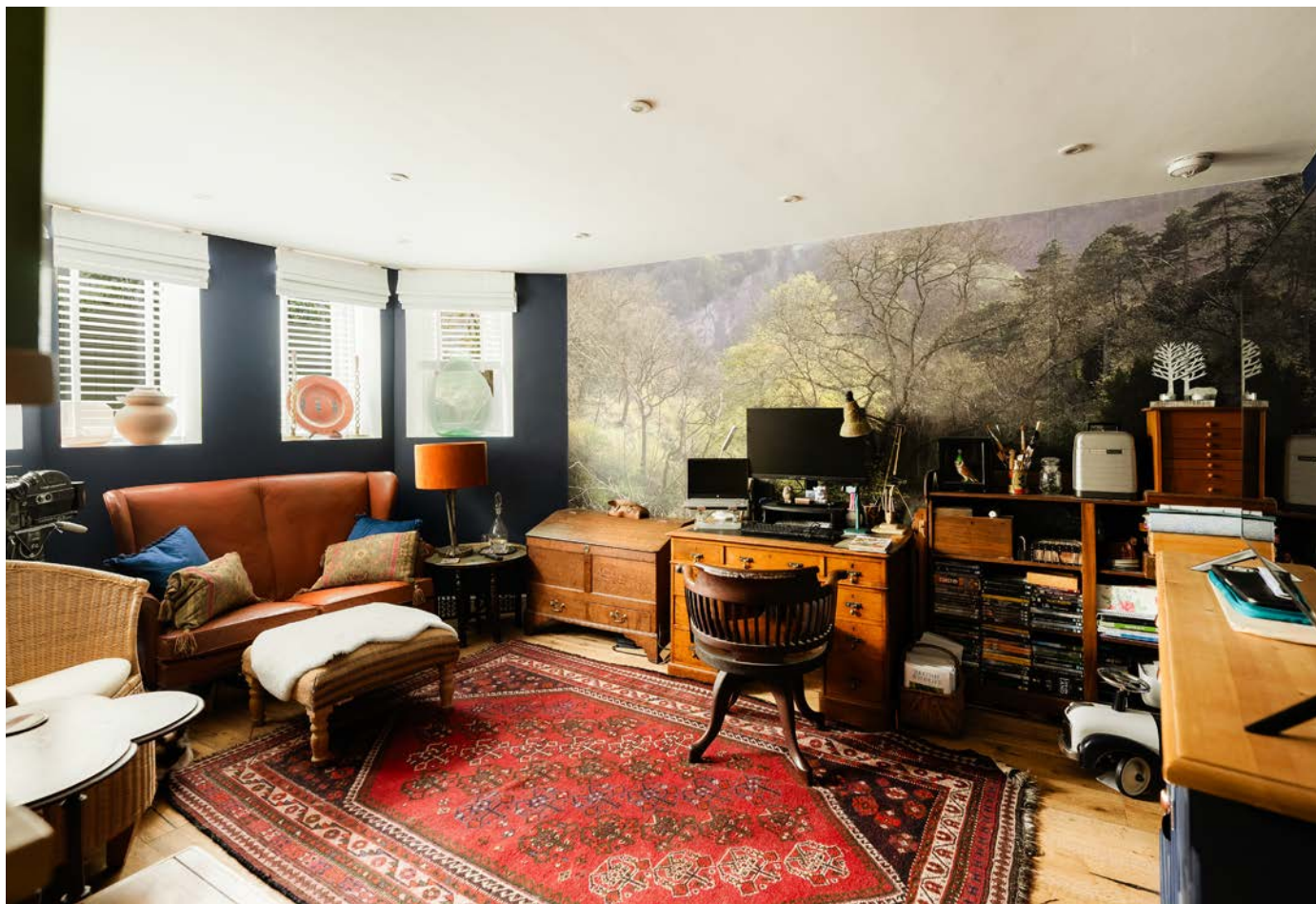
Bristol is highly regarded for its educational establishments, and the house is close to St. Johns Primary School (0.2 miles). Clifton College is just 0.5 miles (with a respected nursery and Butcombe Prep School) with BGS, QEH, Badminton School for Girls and Clifton High also within easy striking distance.

Bristol is widely regarded as the "gateway to the West" and the M5 is just over 4 miles away, with the M32 2.2 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just over 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 8.4 miles to the south.









## For Sale Freehold

16 Downfield Road is a superb end-of-terrace family home, beautifully refurbished and sensitively extended over the past 13 years of ownership to create a unique space on a quiet and highly sought-after side road in Clifton.

Throughout, the work undertaken has carefully restored and refurbished the existing house; including exposed stone walls, stained glass windows and retained period cornice work; whilst introducing modern touches such as double-glazed sash windows, cast-iron wood burning stoves and a dramatic double height dining area to the open-plan family kitchen.

From the front, steps lead down to a useful lower ground floor entrance (perfect for a big shop or muddy children), whilst shallow steps lead up to the original wooden front door; complete with an original stained glass panel above, beautifully matching those above the adjacent bay window too.

Inside, there is a useful entrance porch, with a part-glazed door opening up into the entrance hall and stairs to both the upper and lower floors.

Across the hall floor lies a fabulous suite of twin reception rooms, some 29' deep from front to back flooded with natural light. These enjoy two retained marble fire-surrounds; one fitted with a working wood burning stove and the other an attractive tiled fireplace and open hearth.

From the hall, stairs lead down to a stunning open plan family kitchen and dining room; with a double height dining area and oversize glazed bi-folding doors opening up into the garden beyond. A truly sociable and light-filled space, finished with an attractive quarried flagstone floor and plenty of wall and floor mounted storage; complete with a "tv cupboard" and double fronted larder.

For cooking there is an oversize Range Cooker, as well as a double Belfast sink, integrated fridge and dishwasher and, to add comfort to the dining room, a recessed wood burning stove.

From the kitchen a hall leads down to the lower front door with access to a superb study / playroom / snug. This enjoys lovely afternoon light from the four sash bay window and is finished with a stripped wooden floor.

Off the hall is a useful cloakroom with a w.c and wash basin, as well as a recessed utility cupboard with space and plumbing for a washing machine.

Upstairs, across the first floor and two half-landing are three double bedrooms and a versatile fourth bedroom / nursery.









Across the first floor lie two wonderful elegant double bedrooms; each with a period fireplace and the front enjoying a four sash bay window.

On both half-landings lies a bedroom each; with the top a sensible double flanked by a separate w.c and the lower, slightly smaller bedroom, flanked by a shower room with an enclosed shower and heated towel ladder.

On the first floor is the family bathroom; with an oversize corner bath, vanity basin, louvred fitted storage, towel ladder and an opaque sash window.

Accessed from the first floor landing is an accessible loft hatch, with folding wooden steps giving access to a sizeable fully boarded loft space with a decent pitched ceiling; perfect for long term storage along with a Velux window giving easy access to the roof.

### Outside

As part of the property's sensitive refurbishment the rear garden has been extensively and beautifully designed; created from a rather drab single level expanse of hard-standing to a thriving green walled garden catching much of the day's sun.

Immediately adjacent to the kitchen is a level terrace; perfect for al-fresco dining with shallow brick steps leading to the raised lawn and abundance of mature fully stocked borders.

Deceptively private and a real sun-trap this is a space to be enjoyed all year 'round.

To the front, accessed via the shallow steps down to the lower front door is a pathway with useful low-level fitted storage for bins and recycling, as well as space to hide the occasional scooter or two softened with planted beds above.

### 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 E

Directions: Post Code BS8 2TJ

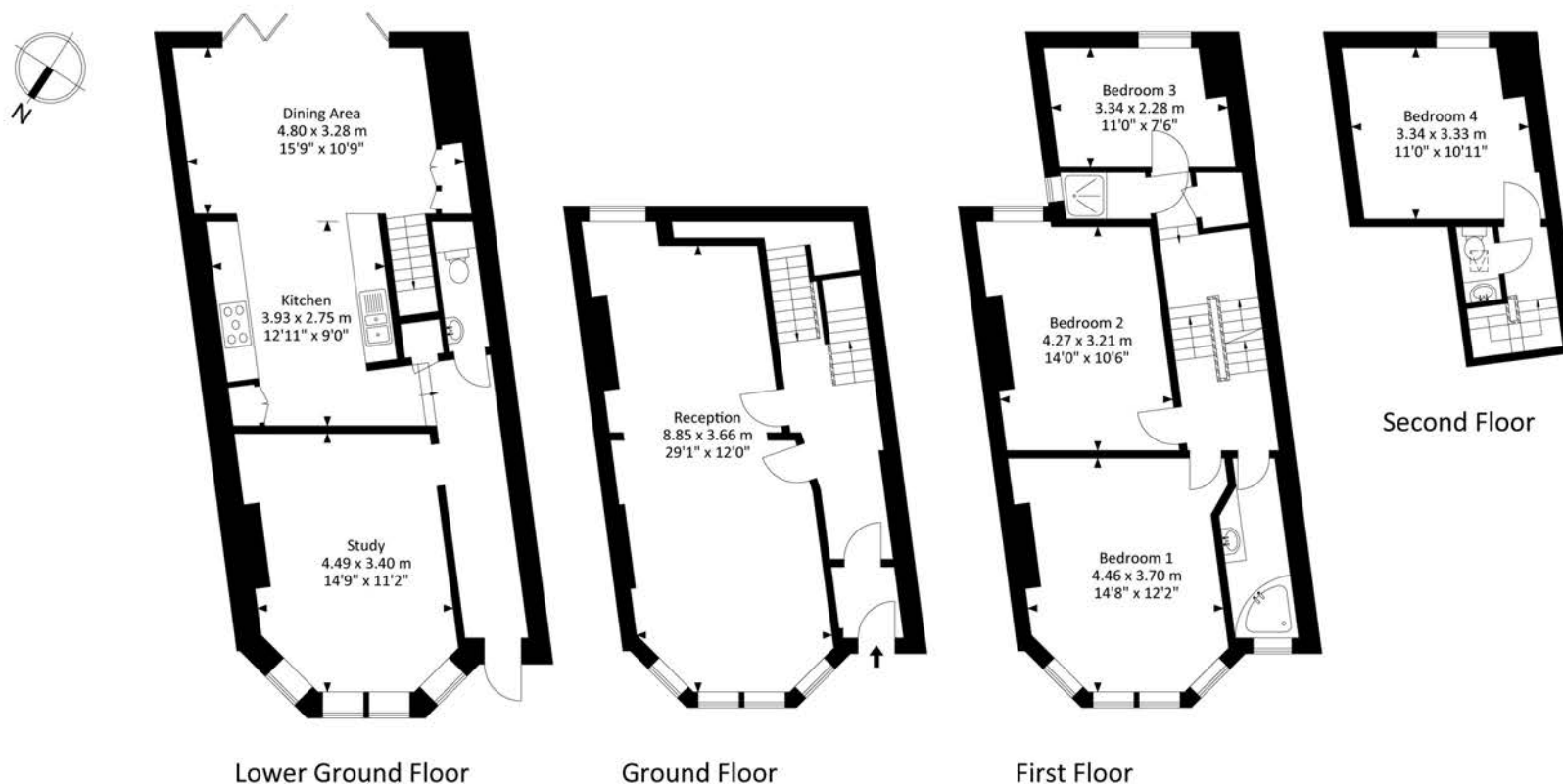
Viewing: Strictly by appointment with Rupert Oliver  
Property Agents





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Approx. Gross Internal Area  
1890.03 Sq.Ft - 175.59 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.

