



123 Hampton Road
Redland, Bristol, BS6 6JG

 **RUPERT
OLIVER**
property agents



123 Hampton Road

Redland, Bristol, BS6 6JG

A superb five-bedroom semi-detached Victorian family home situated on a sought-after residential road; with landscaped gardens, period features and beautifully appointed accommodation throughout.

RETAINED PERIOD FEATURES THROUGHOUT | SOUTH WEST FACING GARDEN | FIVE BEDROOMS | TWO BATH / SHOWER ROOMS | STUNNING OPEN PLAN KITCHEN AND BREAKFAST ROOM | THREE RECEPTION ROOMS | UTILITY & CLOAKROOM
ORIGINAL HARDWOOD FLOORING CATCHMENT FOR ST. JOHNS PRIMARY SCHOOL

Situation

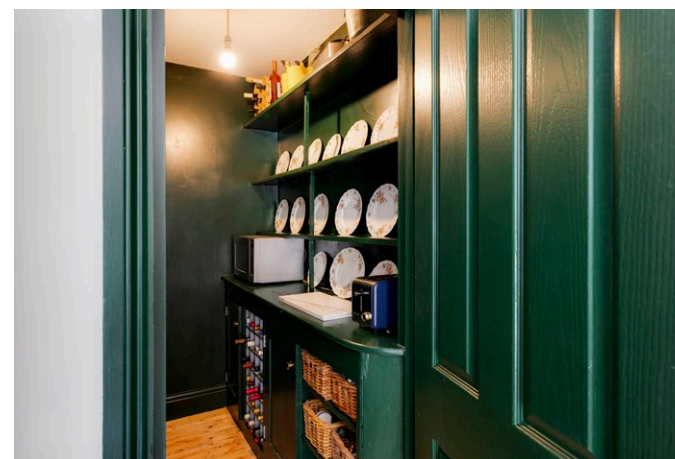
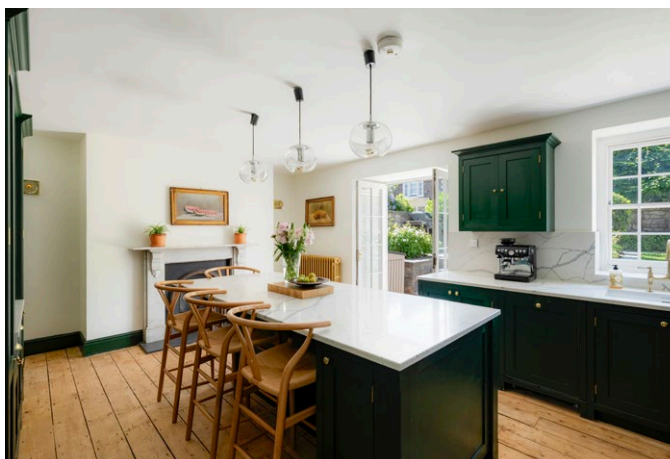
Hampton Road is a highly desirable residential street in the heart of Redland, one of Bristol's most sought-after suburbs. Known for its grand Victorian villas, leafy surroundings, and excellent schooling options, the area is a favourite with families and professionals alike. The property is ideally positioned for a number of highly regarded state and private schools including St. Johns Primary, Cotham Secondary School, Clifton College, Bristol Grammar School and QEH to name but a few.

Whiteladies Road is a short walk away, offering an abundance of cafes, shops, and restaurants, while Clifton Village, The Downs and are within easy reach. Redland and Clifton Down train stations provide quick access to Temple Meads and beyond.

For Sale Freehold

123 Hampton Road is a delightful five-bedroom Victorian family home, beautifully presented throughout and boasting a wealth of period charm. With accommodation arranged over four floors and extending to circa 2,500 sq ft, the house benefits from elegant proportions, original period detailing and a superb landscaped southwest-facing rear garden.

To the front, a beautifully maintained garden and hedging sets the tone, creating a sunny and welcoming approach. A handsome façade painted in soft pastel blue complements the character of the house.







Upon entry, the grand hallway welcomes with natural light flooding through the window above the front door. A gorgeous period archway leads into the main hallway and towards a stunning turned balustrade staircase.

To the front, the formal sitting room is flooded with light from large refurbished sash windows complete with original working shutters. The room features a beautiful feature fireplace, restored original hardwood floorboards, and intricate ceiling cornicing with central chandelier detailing.

Adjacent lies the second reception room, offering further refined living space. Again, original floorboards and a feature fireplace enhance the ambience, with sash windows overlooking the garden. The room also benefits from more wonderful ceiling plasterwork.

Lower Ground Floor

Stairs lead down to the beautifully presented lower ground floor where a superb open-plan kitchen awaits. To the front is a versatile reception/dining room, boasting three large windows, original floorboards, and a striking fireplace.

To the rear, the bespoke kitchen features a large quartz island, Fisher & Paykel American fridge freezer, and a Bertazzoni range cooker. Custom cabinetry offers generous storage, with an adjacent retro-fitted pantry ideal for wine and fine china. A part glazed door opens directly onto the landscaped rear garden.

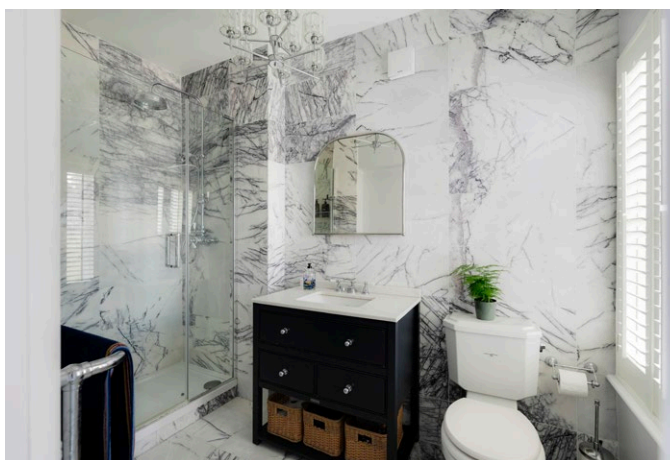
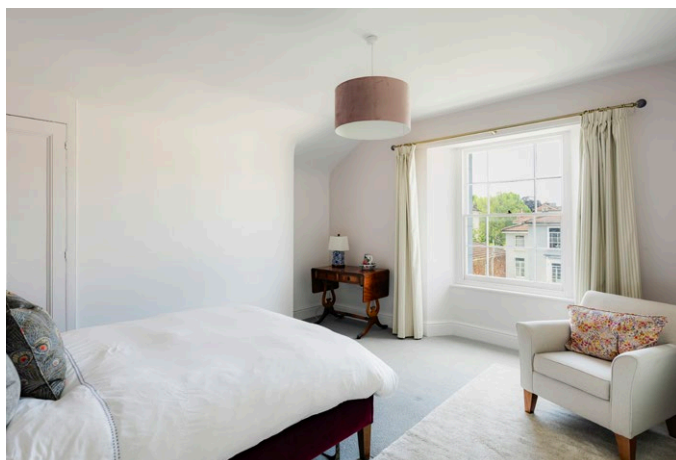
Also on this level is a utility room with quartz countertops, a fitted sink, a stylish radiator, bespoke cabinetry, and a cloakroom. There's also under-stairs storage.

Retro-style radiators add style and warmth.

First Floor

The first floor landing is bathed in natural light thanks to a double Velux window above the staircase. A beautifully appointed marble-tiled bathroom lies to the front, with a basin, fitted cabinetry, and Perrin & Rowe overhead shower and hose system. A good-sized sash window is half-frosted for privacy.

The principal bedroom overlooks the garden and is spacious and elegant, with high ceilings, refurbished sash windows, and soft cornicing. To the front, a generous guest bedroom features a walk-in wardrobe, more sash windows, and gentle period detailing.





Second Floor

The uppermost floor comprises three further bedrooms. The front bedroom features a walk-in wardrobe, loft access, and views across towards Cotham. The rear double bedroom enjoys views over gardens, a large sash window, built-in floor-to-ceiling cupboard space and loft access. A smaller bedroom currently functions as a study and includes a charming fireplace and large window.

A further marble-tiled bathroom includes a bath, Perrin & Rowe fittings, a heated towel rail, and sink unit. This floor also benefits from new radiators and excellent ceiling height for a top floor.

Outside

The landscaped rear garden is southwest-facing, a perfect suntrap framed by rosebushes, bay ball (*Laurus Nobilis*) and hornbeam (*Carpinus Betulus*) hedging. There is a defined outdoor dining terrace, a well-trimmed lawn and side access via a gated pathway. The rear elevation of the house is beautifully presented and in excellent condition.

Services

All mains services are connected.

Gas central heating.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band F

Directions: BS6 6JG

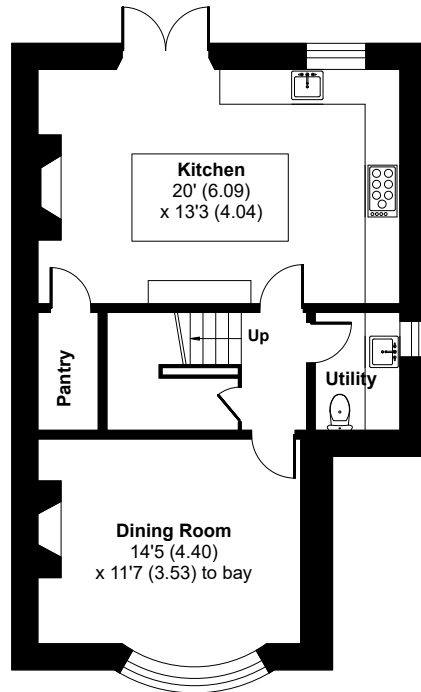
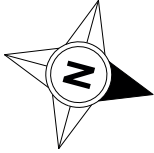
Viewing: Strictly by appointment with Rupert Oliver Property Agents



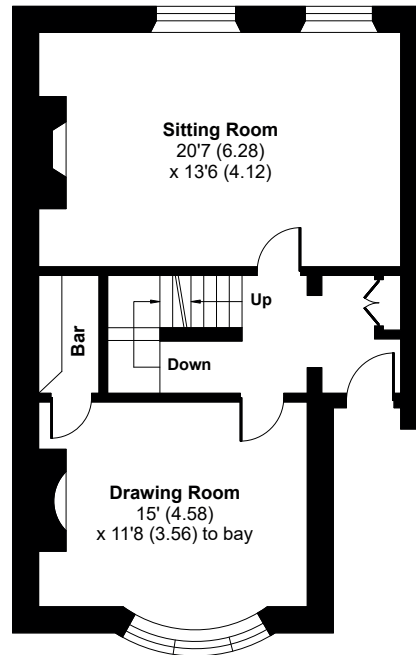
Hampton Road, Cotham, Bristol , BS6

Approximate Area = 2428 sq ft / 225.5 sq m

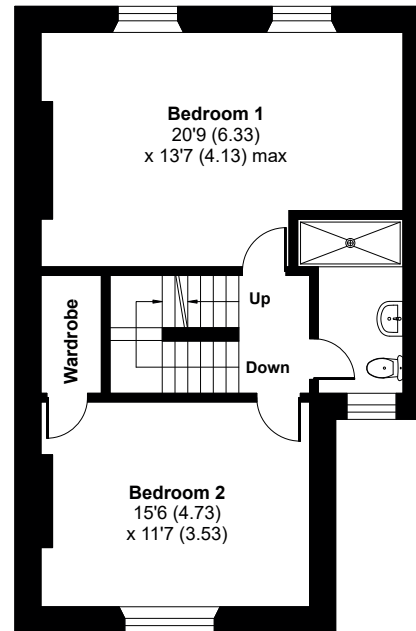
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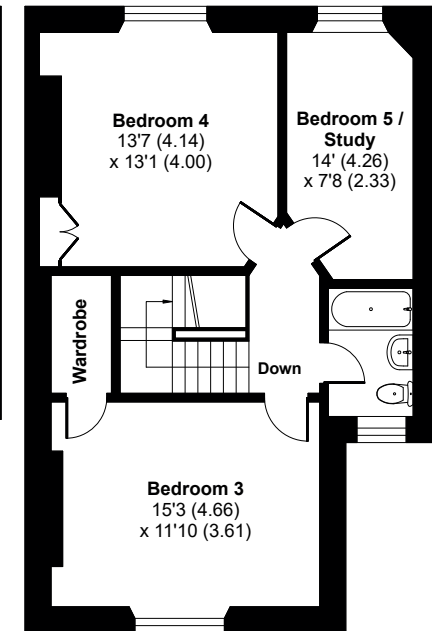
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Rupert Oliver Property Agents. REF: 1299616