



**15 Beaconsfield Road**  
Clifton, Bristol, BS8 2TS







# 15 Beaconsfield Road

Clifton, Bristol, BS8 2TS

**A fabulous family home full of period charm and natural light situated on a quiet residential street; complete with a southerly facing rear garden, superb self-contained annex and an off-street parking space.**

Generous six-bedroom family home of circa 3450 sq. ft | Additional self-contained one-bedroom annex | Landscaped southerly facing walled rear garden | Off-street parking space | Lovely light-filled full-depth family kitchen and dining room | Sitting room with a balcony overlooking the garden | Retained period features throughout | Internal as well as external access to the lower ground floor | Easy access from both the hall and lower ground floors into the garden | Superb location close to The Downs and several of Bristol's leading state and independent schools | EPC: E

## Situation

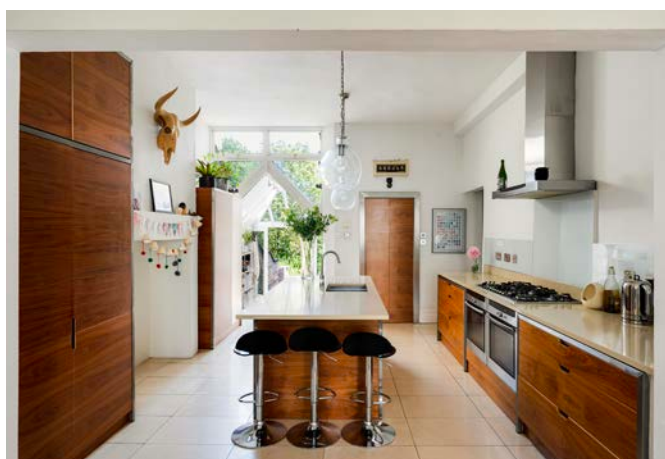
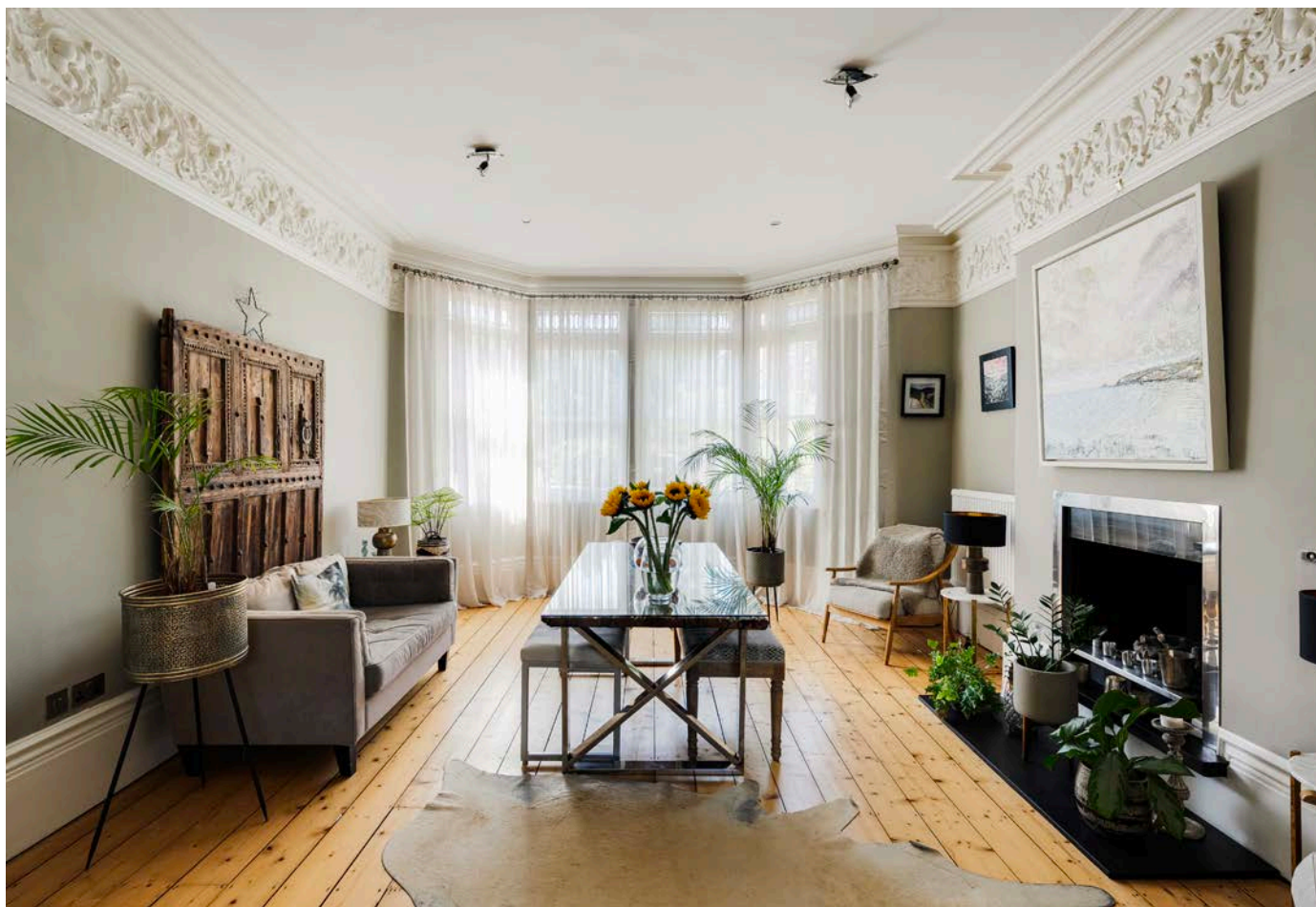
Beaconsfield Road is a sought-after quiet residential side road conveniently situated between The Downs and the hustle and bustle of Whiteladies Road.

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 0.4 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 2.5 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 over 8 miles to the south.











## For Sale Freehold

15 Beaconsfield Road is a superb family home; quietly situated on one of Clifton's most sought-after roads, with a sun-drenched southerly facing rear garden and all-important off-street parking space.

Covering some 3450 sq. ft and arranged over four floors, the house presents exceptionally versatile accommodation; with the one-bedroom annex accessed both internally (from the hall floor) as well as benefitting from its own entrance to the front.

This is an ideal layout for an Airbnb style occupancy, or for dependent relatives or a superb guest suite.

Outside, with its southerly facing rear garden there is plenty of space for children and adults alike; whilst the south-facing balcony immediately off the sitting room makes a perfect sun spot to watch the action, or just enjoy the peace and quiet in this sought-after pocket in Clifton.

On entering, the welcoming hall gives an incredible feeling of space, with a richly adorned original period plaster frieze and a central staircase leading to the upper floors.

To the rear of the hall is a useful cloakroom with a w.c and wash basin and there is also access via stairs down to the lower ground floor annex.

To the side of the hall is the glorious full-depth open-plan kitchen, family room and dining room; flooded with natural light from its generous bay window to the front, and glazed garden room to the rear.

This is an immensely sociable space, flowing seamlessly between the rooms and a beautifully appointed kitchen, complete with an oversize central island creating a sociable focal point along with plenty of wall and floor mounted storage.

To the rear, the glazed garden room opens to the garden beyond, and there is a fully plumbed utility cupboard for a washing machine and dryer.

To the rear of the hall is a superb sitting room; again, enjoying beautiful, retained period features and French doors opening out onto the southerly facing timber decked balcony overlooking the garden.

Upstairs, over the top two floors lie five double bedrooms as well as a sixth smaller nursery / dressing room. This lies adjacent to the main bedroom and could, subject to consent, convert into an en-suite bathroom as similar houses nearby have done.

Across the first floor lie three of the main bedrooms, each a very generous size and sharing a large well-appointed family bath and shower room.







Across the top floor lie two further double bedrooms, the larger of which runs full-width across the front of the house complete with useful eaves storage and a lovely light-filled dual aspect, with a charming double bedroom with lovely views to the rear.

These two share a further well-appointed bath and shower room and there is easy access onto the roof from the larger of the top floor bedrooms.

Downstairs, across the lower ground floor, the current owners have painstakingly created a superb one-bedroom annex, complete with a fabulous open plan kitchen spilling out into the garden, large double bedroom, stylish shower room and a versatile games room complete with a mezzanine bed-deck.

This currently presents a useful secondary income with an active Airbnb account but pivot to provide extra family or guest accommodation as required.

There is independent access to the annex from the front, as well as access to the rear garden and internal access to the hall floor above.

### Outside

The southerly facing walled rear garden is a true delight; catching much of the day's sun it is incredibly private and gently tiered to provide plenty of space for outdoor dining and cooking; whilst providing space for children of all ages to play.

Towards the house are two landscaped ponds and a (disused) water feature whilst above, accessed from the sitting room, is a charming timber decked balcony.

To the front is an all-important off-street parking space with room to "block-in", whilst Beaconsfield Road enjoys an enviable reputation of peace and quiet being a relatively quiet and less well-known road.

### Services

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

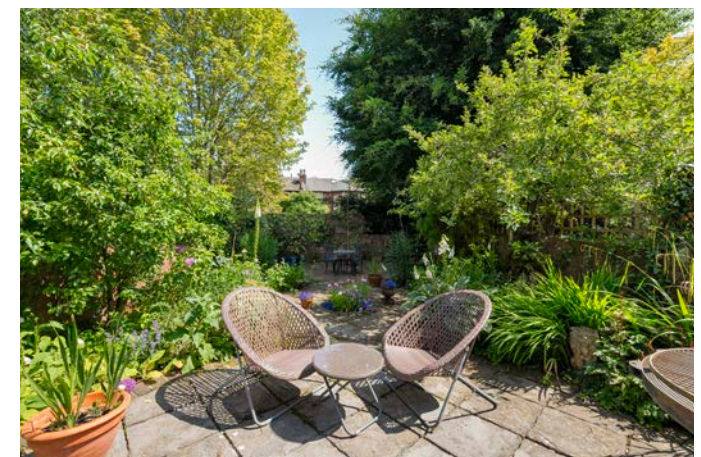
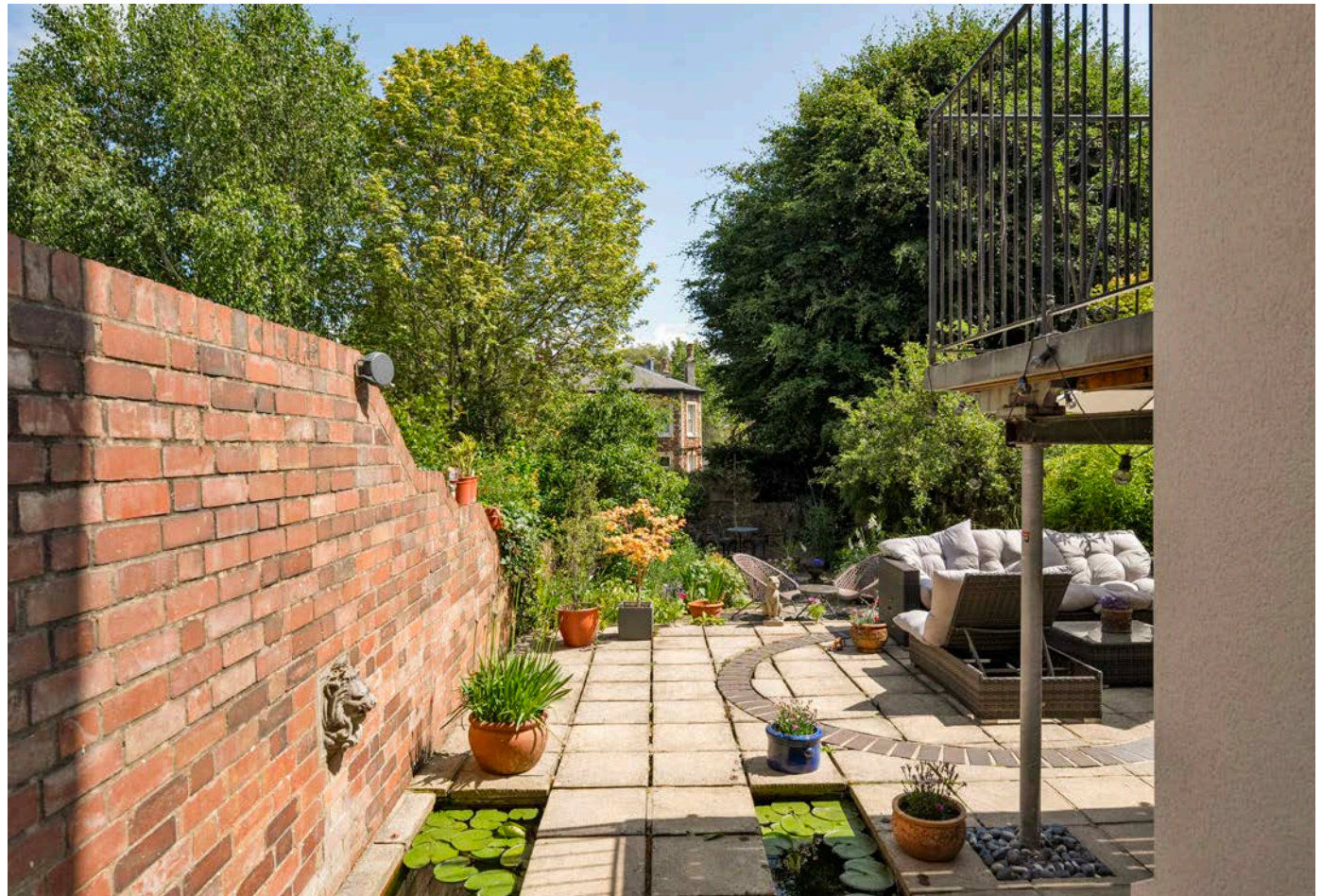
### Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band F.

Directions: Post Code BS8 2TS

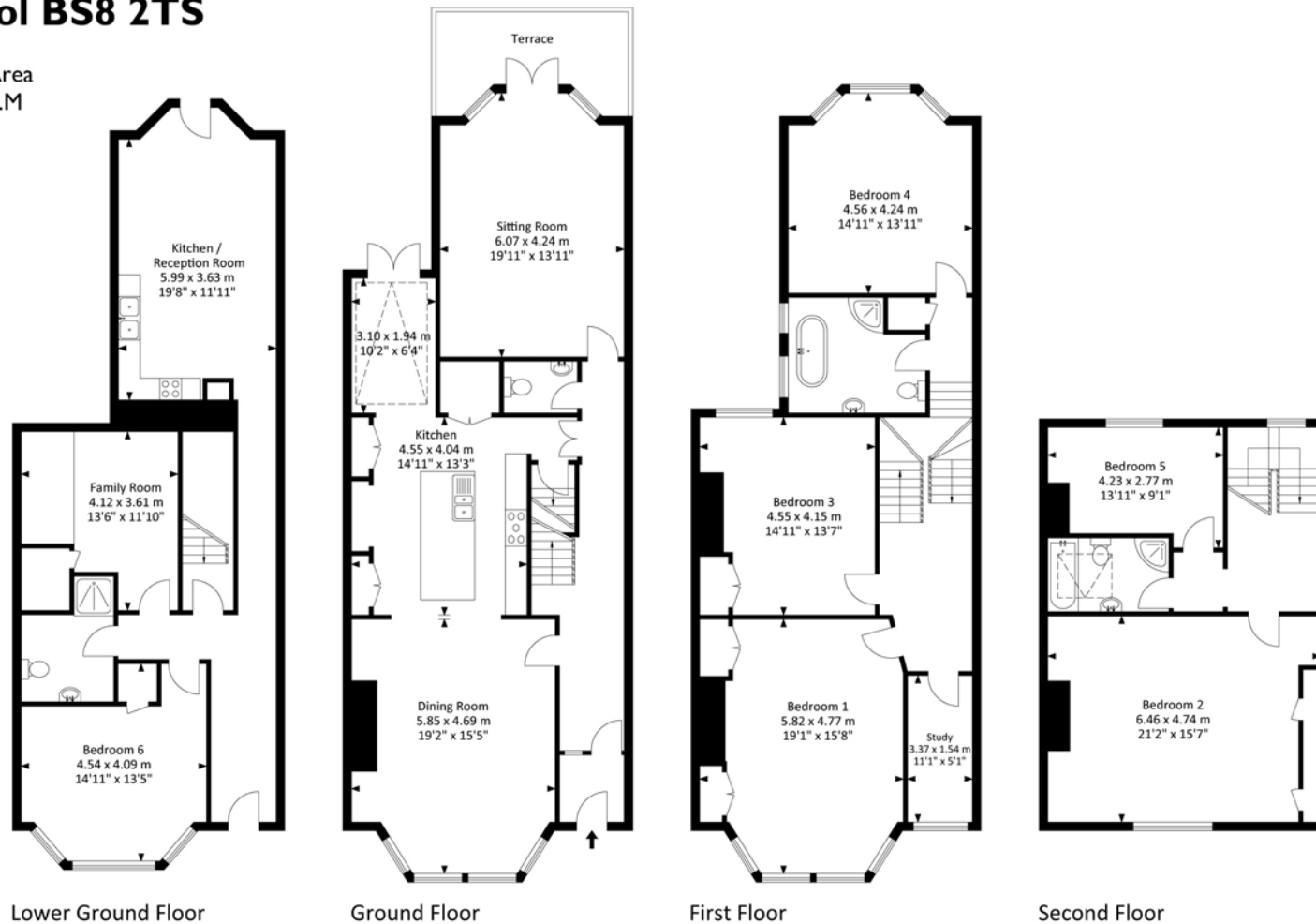
Viewing: Strictly by appointment with Rupert Oliver Property Agents





# Beaconsfield Road, Clifton, Bristol BS8 2TS

Approx. Gross Internal Area  
3566.40 Sq.Ft - 331.30 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.