



17 Julian Road
Sneyd Park, Bristol, BS9 1JZ



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An elegant and beautifully proportioned family house with a south facing walled rear garden and circa 4000 sq. ft of internal accommodation; with five bedrooms, three bathrooms, an integrated garage and off-street parking.

A stunning semi-detached family home of circa 4000 sq. ft
Two superb hall floor reception rooms | Lower ground floor dining room | Full width "Tom Howley" kitchen and breakfast room | Five double bedrooms over the upper two floors | Three bath / shower rooms | Utility room | Integrated single garage and an off-street parking space | Walled south-facing rear garden | No onward chain | Quick access to The Downs | EPC: E

Situation

Julian Road is a sought-after residential road in the heart of Sneyd Park, just moment away from The Downs, some 400 acres of open public space. The road is without doubt one of the principal residential addresses in Sneyd Park; lined with detached and semi-detached family houses with quick and easy access to everything northwest Bristol has to offer.

There are several state and private schools in the area; most notably Badminton School for Girls, Redmaids High School and St Ursula's School; with Clifton College, Clifton High School, BGS and QEH located just across The Downs.

Within an easy commute is a large Waitrose supermarket in Henleaze, several independent shops on Stoke Hill and across The Downs numerous independent retailers, bars and restaurants in Clifton village and along Whiteladies Road, all accessible by foot, car and the nearby public bus route.

For Sale Freehold

17 Julian Road is a fabulous family house, located on a sought-after road in the heart of Sneyd Park, with a sunny south-facing rear garden and superb accommodation over four floors.

With some 4000 sq. ft of accommodation and superb period features throughout, it showcases the very best original Victorian housing in Sneyd Park, complete with easy access to The Downs and much that northwest Bristol has to offer.







From the front, there is a deep off-street parking space leading to an integrated single garage – ideal for quick and easy vehicular access to the house; whilst to the side are a set of shallow steps leading either up to the hall floor formal entrance, or directly down to the lower ground floor easily accessing the kitchen. There is also a useful side path directly into the rear garden, via a secure pedestrian gate, perfect for entertaining outside and allowing guests straight into the garden.

Internally the accommodation is exquisite. Immediately upon entering the hall floor the retained period cornice work is crisp and beautifully detailed, flowing throughout the entrance hall, stairwell and galleried landing as well as both hall floor reception rooms.

To the front the circa 27' full-width double reception room presents elegant entertaining space; currently divided between a sitting room and music room – with enough space for a baby grand piano. With stripped wooden floors (a feature across the hall floor) shuttered sash bay windows flood the room with natural light, with a cast-iron coal effect gas fire with a marble fire surround for winter warmth and comfort.

To the rear is a wonderful library and family room; with an almost entire wall of bespoke built bookcases, perfect for displaying everything from books to sculptures, pictures and showcasing life's collectables. The room enjoys natural light from its twin shuttered sash windows overlooking the rear garden and finished too with a carved stone fire-surround and open hearth below.

Immediately adjacent to the library is a well-appointed utility room, with a range of fitted storage cupboards, sink and space for both a washing machine and dryer. There is a glazed door overlooking the garden which, subject to any required consent, could open onto a balcony and staircase down to the garden below.

Stairs lead down from the hall to the lower ground floor; entirely (bar the garage) tiled with oversize stone tiles and flanked either side by the stunning open plan kitchen and breakfast room and the versatile dining / playroom.

The kitchen, to the rear of the house, spills out via twin glazed doors into the garden, and enjoys plenty of space for casual dining and seating.

The Tom Howley Kitchen presents a range of floor and wall-mounted storage cupboards, a feature peninsular island and views over the rear garden. Integrated appliances include, a Miele steam oven, a conventional and fan oven, warming drawer, dishwasher and induction hob; as well as an oversize Fisher & Paykel fridge / freezer and a separate microwave.





The generous space to the front is currently dressed as a dining room, but could easily pivot to a family room or play room, whilst this floor can be accessed independently both from the integrated single garage, as well as its own front door to the side – creating the option of a self-contained unit if desired and with the correct consent.

Also on this floor is a well-appointed bathroom; perfect for returning home and warming up after long walk, runs, bikes rides or wet and muddy dogs (or children!).

Accessed from the wonderfully elegant entrance hall, a turned balustrade staircase lit from above by a large ceiling lantern leads to the first floor, with a secondary staircase off the galleried landing leading to the second floor above.

These two floors present five generous double bedrooms, four of the five of which have fitted built-in wardrobes and each floor served by a well-appointed family bath or shower room.

Subject to a new owner's needs these could of course be easily reconfigured to create a principal bedroom suite if desired, but the current arrangement has worked perfectly for the current owners and their two children over the past 21 years of their ownership.

Outside

The superb rear garden is a walled suntrap. South-facing and sensitively landscaped to present an expanse of sunken paved dining terrace, accessed directly from the kitchen, rising to a level lawn flanked by mature borders and completely walled on all three sides.

An arched pedestrian gate leads into the garden from the front path; via a wide pathway leading back down to the front of the house and the property's boundary.

In addition, there is a useful off-street parking space (with the ability to "block-in") leading to an integrated single garage complete with an electric up-and-over door and access straight into the house.

Services

Gas fired central heating and hot water. Mains water, drains and electricity. Full Fibre broadband available by contract with supplier.

Local Authority

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

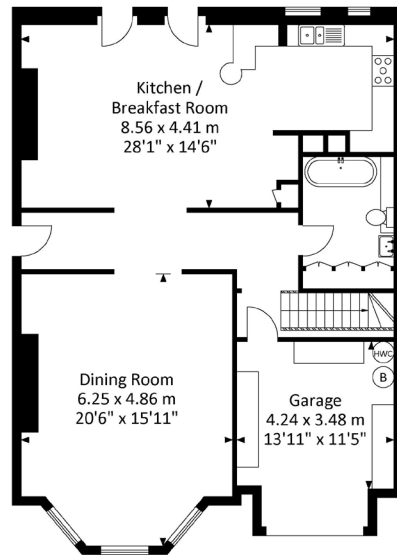
Directions: Post Code BS9 1JZ

Viewing: Strictly by appointment with Rupert Oliver Property Agents

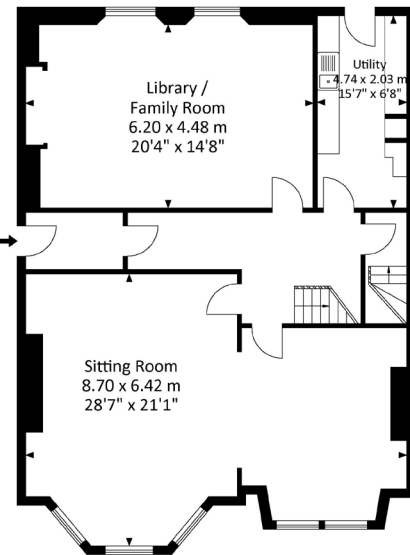


Julian Road, Stoke Bishop, Bristol BS9 1JZ

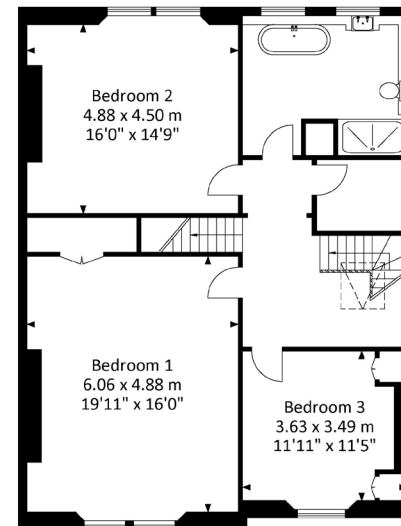
Approx. Gross Internal Area
3766.90 Sq.Ft - 350.0 Sq.M
Garage Area
148.80 Sq.Ft - 13.80 Sq.M
Total Area
3915.7 Sq.Ft - 363.80 Sq.M



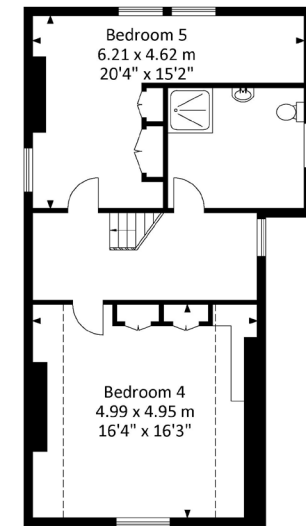
Lower
Ground Floor



Ground Floor



First Floor



Second 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.