



The Firs

9 Clarendon Road, Redland, Bristol, BS6 7EX



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A superb six-bedroom semi-detached family house in a sought-after location within catchment for Redland Green Secondary School; complete with an off-street parking space and wrap-around gardens.

Generous semi-detached six-bedroom family house | Circa 3920 sq. ft of internal accommodation | Off-street parking space leading into the garden | Wrap-around south-facing gardens | Three floors of principal accommodation plus a useful lower ground floor | Three reception rooms and a separate kitchen / breakfast room | Principal bedroom suite and five further double bedrooms | Two family bathrooms and a separate cloakroom | Extensive lower ground floor with direct access to the garden | Utility room and extensive storage | Retained period features throughout | EPC: D

Situation

Clarendon Road is a sought-after residential road on the edge of Redland within close proximity of the Gloucester Road, and just a mile from The Downs, some 400 acres of public open space.

In addition to its own private gardens, the property is ideally located within striking distance of several parks and green spaces, Redland Green Train station and Redland Green Tennis Club.

Schooling is excellent; with Redland Green Secondary school moments away (350m) along with many of the city's leading independent schools within the vicinity.

The A38 / Gloucester Road provides access to the city centre (1.2 miles to Cabot Circus / 1.4 miles to the M32) and the M4 / M5 interchange a little over 5 miles to the north. Redland Train Station is just a half mile walk from the property, connecting to Temple Meads and Parkway and onto the national rail network.

For Sale Freehold

"The Firs" is a superb semi-detached family house situated on a sought-after road within close proximity of Redland Green Secondary School; as well as numerous amenities that make this corner of Redland so popular.







The house sits back comfortably from the road, accessed via a pillared pedestrian gate with a pathway across the landscaped front garden to the door. Alternatively, a second gate gives access from the off-street parking space directly into the garden.

The front door leads into a glazed porch, finished with attractive stained glass detailing with plenty of space to take off shoes and coats and double doors leading into the welcoming entrance hall beyond.

The entrance hall gives access to each of the principal reception rooms, as well as a handsome central wooden staircase illuminated by a full-height-stained glass window on the landing above.

Stairs also lead down to the lower ground floor as well as the kitchen.

Across the hall floor lie three excellent reception rooms; with the "third" providing versatile accommodation as a possible seventh bedroom, complete with adjoining fully fitted bathroom. This has created an excellent space for dependent relatives, particularly those who might not manage many stairs.

To the side is a fabulous family sitting room; a generous bay window flooding the room with light and a central cast-iron wood burning stove providing a focal point and extra winter warmth.

To the front is a sizeable dining room, which could easily pivot to a family room / snug should a formal dining room not be required.

From here, as well as from the entrance hall, stairs lead down to the fully fitted kitchen and breakfast room creating a sociable and easily accessible space.

The kitchen is stylishly finished with plenty of floor and wall-mounted storage with quartz work-tops along with an oversize central island for casual dining – with space for four or five chairs along the breakfast bar.

The 1 ½ bowl sink overlooks the rear garden beyond, whilst there is space for a double fronted fridge & freezer as well as an integrated dishwasher, microwave, oven and warming drawer.

From the entrance hall stairs lead to the upper floors, with a useful bedroom off the first-floor half-landing – creating an optimal space for a home office if required.

Across the first floor landing itself lie three excellent double bedrooms; bedroom one enjoying sole use of an en-suite shower room and a lovely light-filled bay window. The second bedroom enjoys useful fitted wardrobes whilst the third bedroom has views to the east of the city and views across to Redland Court and its gardens beyond.





The stairs continue up to the top floor, with an exquisite family bathroom across the second-floor half-landing creating an enviable space to unwind after a long day or start the day afresh with the choice of either an oversize walk-in shower or contemporary twin-ended bath.

Fitted cupboards house a 250l hot-tank and shelved storage and there is a large vanity basin, wall-mounted w.c and heated towel ladder.

Across the top-floor lie two further double bedrooms; perfect children's space with room in each bedroom for plenty of storage as well as seating and study areas. The landing is a great size too with excellent built-in storage as well as access to the loft space above.

The larger of the two bedrooms has a fitted sink as well as access to some additional eaves storage.

Across the lower ground floor lies plenty of opportunity. The current owners use the lower ground floor space as utility space; with a large utility room, ironing room and workshop along with two internal storerooms / wine cellar.

Subject to a new owner's needs and any required consent this space could convert into additional living accommodation / cinema and games room as well as the possibility (as it has its own entrance leading out into the garden) a self-contained flat

Outside

The charming gardens wrap-around the east-side and rear of the house with a southerly orientation catching much of the day's sun. Towards the immediate rear is a deep paved terrace with plenty of room for outdoor dining and cooking, leading to a generous lawn garden with mature fully enclosed borders.

There is direct access via the pedestrian gate to the off-street parking space as well into an outdoor storeroom – perfect for storing garden tools / lawn mower and furniture coverings etc. There is a cellar/undercroft area where wood is stored for the stove.

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 G

Directions: Post Code BS6 7EX

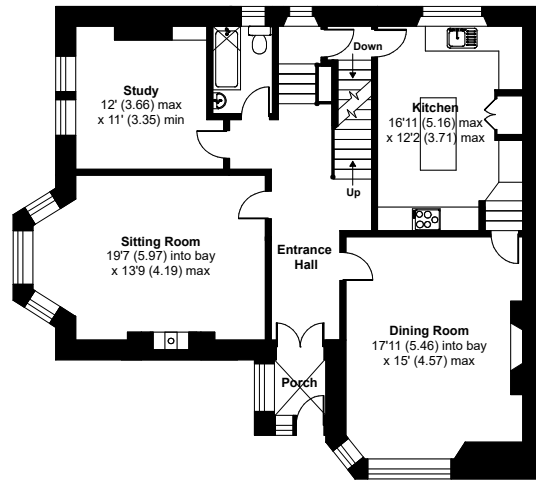
Viewing: Strictly by appointment with Rupert Oliver Property Agents



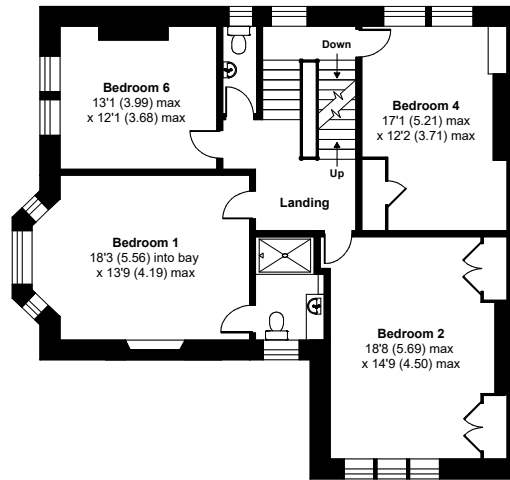
Clarendon Road, Bristol, BS6

Approximate Area = 3921 sq ft / 364.2 sq m

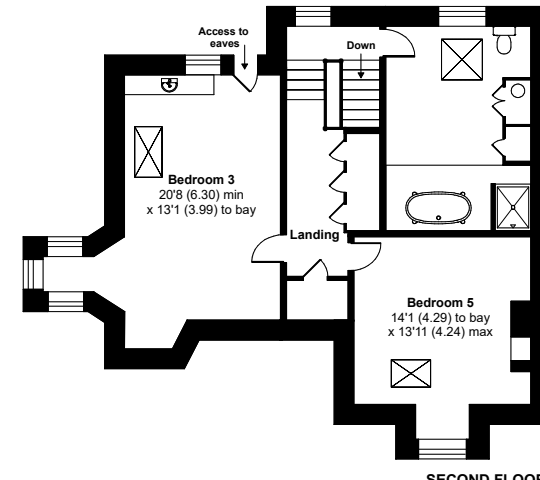
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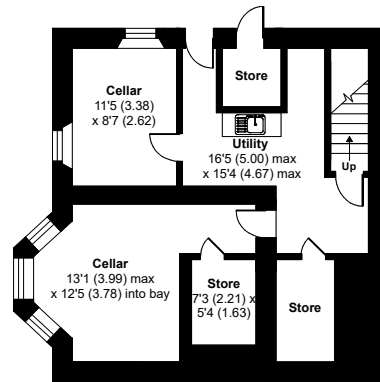
GROUND FLOOR



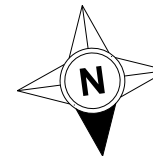
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



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