



53 Hampton Park
Redland, Bristol, BS6 6LQ



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A charming semi-detached family home on a prime residential road in the heart of Redland; with a superb south-west facing garden, off-street parking, four double bedrooms and suite of elegant reception rooms.

Superb 4-bedroom period family home | Circa 2850 sq. ft of internal accommodation | Close proximity to St. John's Primary School | Off-street parking space | Delightful south west facing fully enclosed garden | Fabulous 35' family kitchen, dining and family room | Two charming reception rooms | Balcony overlooking the garden | Four double bedrooms and three bath / shower rooms | Utility room, cloakroom and a boot room EPC: E

Situation

Hampton Park is a sought-after quiet residential road in the heart of Redland; with access to superb local amenities. To the south is the much loved Cotham Hill, now mostly pedestrianised, with its range of independent shops, grocers, wine merchants, bars and restaurants including Bravos and Muiño.

Nearby on Whiteladies Road is a large Sainsbury supermarket, the popular Everyman Cinema and Bosco Pizzeria whilst Chandos Road provides further fine dining with Snobby's bar and Wilsons restaurant.

Bristol is highly regarded for its educational establishments, and the house is close to St. Johns Primary School (0.4 miles). Clifton College is just 0.9 miles (with a respected nursery and Butcombe Prep School) with BGS, QEJ and Clifton High School all within a mile.

Bristol is widely regarded as the "gateway to the West" and the M5 is 4.5 miles away, with the M32 1.6 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 2.6 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 9 miles to the south west.

For Sale Freehold

53 Hampton Park is an elegant, semi-detached Victorian townhouse on the favoured south-west side of the road; with its array of similar properties each with deep fully enclosed rear gardens.







There is a strong local community, with many families attending the local primary school, before heading off to a choice of nearby secondary schools (both private and state), many within walking distance.

More recently, nearby Cotham Hill has become pedestrianised all but eliminating passing traffic and creating an easy walk to one of Bristol's best independent food and drink destinations.

The house itself is an elegant "Victorian-semi", spread over four floors with the ease of off-street parking to the front and circa 2850 sq. ft of internal accommodation within, along with a sizeable south-west facing garden.

The off-street parking has enough space for two cars, with a single step up to the handsome front door and a gated pedestrian pathway leading around the side of the house to the rear garden.

On entering, a generous entrance hall runs the full depth of the house culminating in a useful boot room, complete with access to a pretty balcony overlooking the rear garden.

Off the hall lie two beautiful and versatile reception rooms; each complete with shuttered sash windows flooding the rooms with light, open fireplaces with period surrounds and detailed ceiling plasterwork. The front reception room is especially elegant, with its triple sash bay window and exposed stripped wooden floorboards.

From the hall, a turned balustrade staircase leads to the upper floors, with a stairwell down to the superb full-depth open plan kitchen, dining and family room.

At a little over 35' this is a stunning family space; with oversize flagstone floors creating character as well as a hard-wearing surface running from front to back.

The kitchen is towards the front of the house, with an array of floor and open wall-mounted storage, along with a useful central island and breakfast bar. An oversize Rangemaster cooker is enough for most home-chefs with space too for a double-fronted American style fridge & freezer as well as additional free-standing storage, an integrated dishwasher and wooden worktops.

The room runs down to the rear with plenty of space for a sizeable dining table, as well as casual seating and a tv nook.

The rear opens up to the garden; an easy amble with a morning coffee and sociable space to spill out to throughout the day and evening.

Off the lower ground floor hallway there is access to some vaulted storage, as well as a separate fully fitted shower and cloakroom and a separate fully plumbed utility room.

Upstairs, across the upper two floors lie four generous double bedrooms; each floor served by a bath or shower room off the respective half-landing.





On the first floor lie two large double bedrooms with high ceilings and lots of natural light; creating a perfect "owners" floor. The first floor landing is especially gracious, with a lovely light-filled recess perfect for an informal home-office, or space for chaise-lounge to relax and curl up with a book.

Above, across the top floor, are two double bedrooms perfect for children with access to their own shower room, and an inner "lobby" with double glazed casement windows and a Velux providing space for a desk or a small games / seating area as well as easy access to the roof.

Outside

To the rear the house enjoys a deep and deceptively private fully walled south-west facing garden, catching much of the day's sun.

Promoting the "inside / outside" lifestyle the rear door opens out from the kitchen / dining area onto a gravelled terrace. A perfect spot for a morning coffee.

A set of shallow steps lead up to lovely level lawn with mature borders, with a sun-soaked paved terrace in the middle the perfect spot for a BBQ. The garden culminates in a gravelled terrace catching the last of the evening sun, looking back across the garden to the house beyond.

To the front is a paved driveway providing off-street parking, as well as a useful (secured) pathway leading to the rear garden.

SERVICES: Mains water, electricity, gas and drains. Gas central heating system.

Local Authority: Bristol City Council: Tel: 0117 922 2000
Council Tax: Band F

Directions: Post Code BS6 6LQ

Viewing: Strictly by appointment with Rupert Oliver Property Agents



Approximate Floor Area = 265.7 sq m / 2860 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96359