



**17 West Shrubbery**  
Redland, Bristol, BS6 6TA





## 17 West Shrubbery

Redland, Bristol, BS6 6TA

**A beautiful lime-stone fronted semi-detached six bedroom family house on a quiet cul-de-sac in a highly sought-after location.**

Charming six-bedroom family home in excess of 2150 sq. ft | Beautifully extended and tastefully maintained throughout | Spacious front drive for two cars and charming landscaped front garden | Elegant front sitting room with wood burner and period detail | Open plan family kitchen and dining room with AGA and wood-burning stove | Two bath / shower rooms and separate ground floor cloakroom | Abundant in-built storage and large fully boarded loft space | Peaceful and private walled rear garden | Detached office and separate utility room | Quiet, tree-lined street near St. John's Primary and Clifton Tots Nursery | EPC: D

### Situation

West Shrubbery is a serene, tree-lined residential road in the heart of Redland, ideally situated between the highly regarded St. John's Primary School and Clifton Tots Nursery. The area enjoys a peaceful ambiance, with only the occasional hum of nearby school life reminding you of its family-friendly setting.

Nearby Whiteladies Road, Lower Redland Road, Cotham Hill and Chandos Road offer a wonderful selection of independent cafés, delis, and the odd Michelin starred restaurant, while Redland Green and The Downs provide open green space just a short stroll away.

The house is perfectly placed for a number of well-regarded schools including St. John's Primary School, Bristol Grammar School, Clifton High, QEH and Clifton College, while Temple Meads is only a short distance away, offering direct trains to London.

Bristol Airport is approximately 8 miles to the south, and the M5 motorway is easily accessible to the west via the Portway.

### For Sale Freehold

17 West Shrubbery is a wonderfully presented semi-detached home offering generous proportions, tasteful finishes, and an abundance of natural light. Retained period features such as ornate ceiling corning, two working Chanceys wood burners and large double-glazed sash windows are beautifully complemented by sensitive modern upgrades throughout.









At the front, a well-tended landscaped garden and spacious driveway (with parking for two cars) frame the property, with mature greenery adding a soft and welcoming aesthetic.

Stepping through the front door, the hallway leads into the heart of the home. The main reception room spans the width of the front of the house and features an ornate chandelier, near floor-to-ceiling bespoke shelving and cabinetry and a charming working wood burner. Large double-glazed sash windows flood the space with light and frame views of the front garden.

To the rear, the kitchen forms a welcoming and sociable family hub. A cream-finished four oven gas AGA sits at the centre, paired with a high-end Bosch dishwasher and a practical kitchen island. This leads into the ground floor extension – a stunning vaulted family room with a second wood burner, four Velux windows, solid hardwood floorboards and bi-folding doors spilling out into the garden.

This room serves multiple functions, with extensive cabinetry offering storage for household items, wine, and cleaning products, along with a neatly integrated utility area.

Also on the ground floor is a highly practical cloakroom with a w.c., sink, and coat hanging space, along with deep under-stair storage for shoes and bags.

Across the first floor are two generous double bedrooms and a well-appointed family bathroom. The principal bedroom to the front benefits from large sash windows, built-in floor-to-ceiling wardrobes, and retains all original features including intricate corning. The second bedroom, overlooking the rear garden, includes a beautiful original fireplace and further built-in storage.

The bathroom is well-appointed with a bath, separate shower, w.c., radiator and heated towel rail.

The top floor comprises four further bedrooms. These rooms are bright and airy, with light cascading in from a beautiful stained-glass skylight above the landing. A further bathroom with a shower and w.c. serves this floor.

There is also access to a large fully-boarded loft running across the top floor's footprint – an ideal space for long-term storage.

## Outside

The northeast-facing rear garden is exceptionally private, benefitting from morning, late afternoon and evening sun and a tranquil atmosphere. The space is thoughtfully designed, with mature planting, a peaceful ornamental water fountain and ample outside storage – including a detached outbuilding suitable for use as a garden home-office as well as a separate fully fitted utility room.











### Services

Mains water, electricity, gas and drainage. Gas central heating. Fibre broadband and telephone by private arrangement.

### Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band F

Directions: Post Code BS6 6TA

Viewing: Strictly by appointment with Rupert Oliver Property Agents



# West Shrubby, Redland, Bristol BS6

Approx. Gross Internal Area

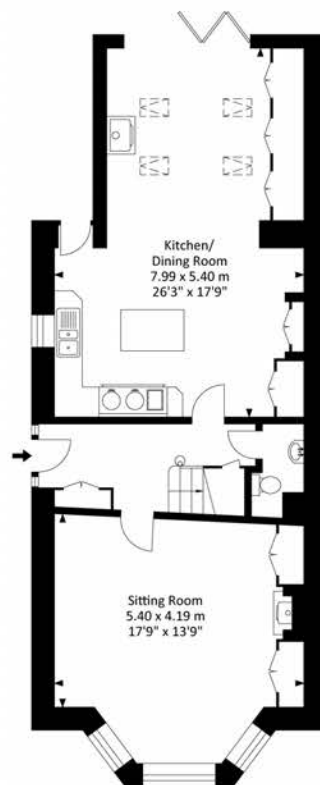
2154 Sq.Ft - 200.10 Sq.M

Outbuilding Area

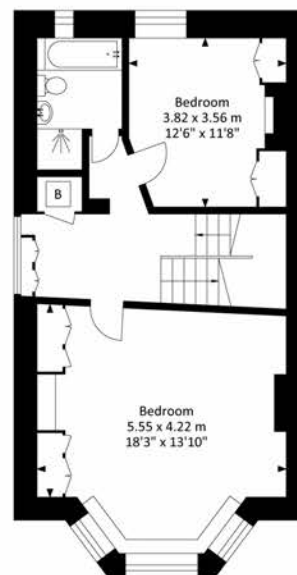
169 Sq.Ft - 15.70 Sq.M

Total Area

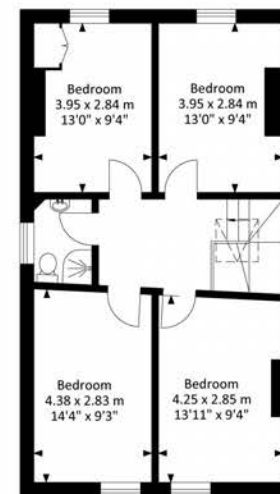
2323 Sq.Ft - 215.80 Sq.M



Ground Floor



First Floor



Second Floor



Outbuilding

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.