



BEAUFORT HOUSE, 29 OAKFIELD ROAD, CLIFTON, BS8 2AT



BEAUFORT HOUSE
OAKFIELD ROAD
CLIFTON
BS8 2AT

"A stunning detached Victorian Villa in excellent location, with ample off street parking and the wow factor"

SITUATION

Located off the infamous Whiteladies Road, within a short walk of the Clifton Triangle and Clifton Village where amenities include Marks and Spencer food, Waitrose and boutique shopping in the village. The property is well positioned with well regarded state education available locally including St. Johns Primary school (1/2 mile). Private education is also popular with local families with many attending Clifton College, Badminton and Redmaids. The Downs constituting of 400 acres of open space is a short walk away to the North and ideal for cycling, jogging or dog walking. Further leisure facilities are available locally at Bannentynes health club with other various private and public sports centres also on offer. Clifton Down offers a train link to Bristol Temple Meads and further services through the train network.





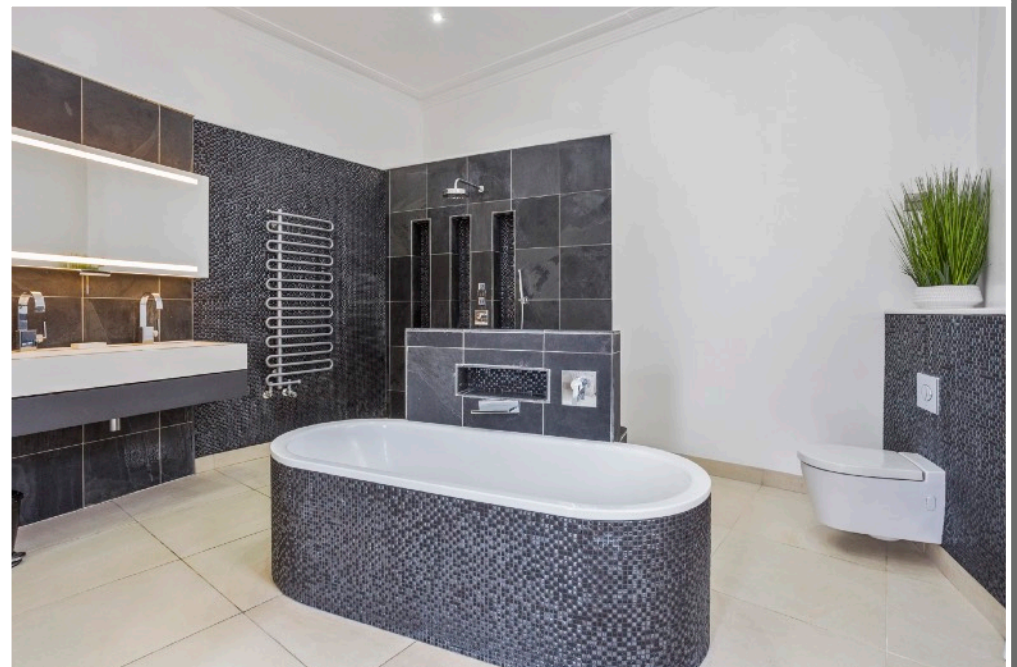
SUMMARY

A beautifully appointed and fully refurbished Victorian detached house offering versatile four storey accommodation. The property has been comprehensively renovated and incorporates highly specified fittings allied with more traditional detail. The interior combines both formal and informal living, perfect for families.

The self contained lower ground floor has scope for an income, or could be incorporated into the principal home for work/live/play opportunities.

DESCRIPTION

This prominent family home stands within a central plot and offers secure gated parking to the front with a car lift for two cars. The rear garden is enclosed, sunny, and enjoys good privacy. Approached at the hall floor level is the beautiful entrance vestibule with a traditional Victorian tessellated tiled floor which extends through to the reception hall. Custom made glazed and leaded insets combine contemporary and period styling. There are two principal rooms, one of which is a generous drawing room with a sweeping bay window, central rose and original cornice and feature fireplace.. The drawing room, with traditional fireplace opens through to the modern and stylish kitchen. This exceptional kitchen has an array of wall and base units with highly polished doors, stainless steel furniture and granite surfaces. There is a range of integrated appliances including a five ring gas hob, extractor, oven, grill and microwave. The central island includes a preparation sink, wine fridge and dishwasher with complimenting door. A limestone floor compliments the contemporary appearance. Double glazed full length doors and windows open onto the feature glass balcony with stainless steel handrails and its elevated position overlooks the beautiful landscaped garden. A more relaxed sitting is located on the lower mezzanine with a lovely Snug/ Family Room.. Completing the ground floor accommodation is the cloakroom /utility and boiler room.





DESCRIPTION

There are two mezzanine bedrooms on the upper floors whilst the galleried landing on the first floor leads to the three generous bedrooms. The master bedroom has an impressive sweeping bay with triple sash windows and feature fireplace. The ensuite bathroom has been completed with the highest specification, with a wet room, free standing bath and vanity unit. The guest bedroom is equally well appointed with a further en suite wet room. All the remaining bedrooms are serviced by the family bathroom. The top floor has been converted into a versatile space, ideal as a play room or home office with a double glazed Palladian style roof light and 360 degrees view of Cliftons iconic skyline.

The lower ground floor has its own private entrance and is currently arranged as an entertainment space with cinema room, gamers room and home office. In previous years however has been a self contained three bedroom apartment with a sitting room, fitted kitchen and bathroom.

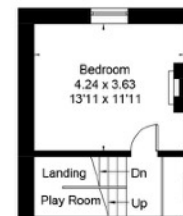
OUTSIDE

The front of the property is secured with electric gates and hard standing driveway offers a car lift for two cars, as well as further parking. There is an ornamental border completing the front.

The rear garden has been designed to be low maintenance with level garden mainly grass with flower borders, sun deck with stairs leading to the glass balcony - Ideal for alfresco dining and provides a useful storage area beneath.

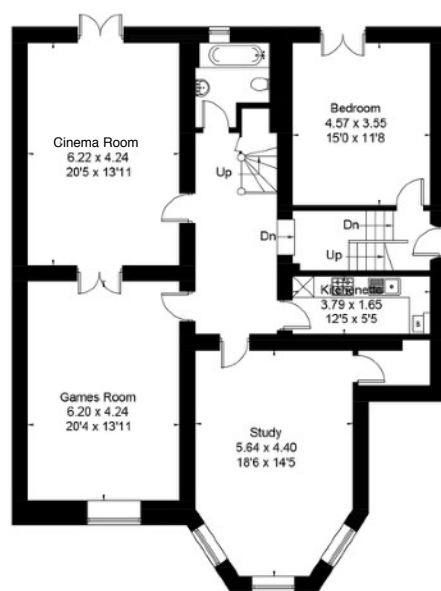


Approximate Area = 546.1 sq m / 5878 sq ft
Including Limited Use Area (43.9 sq m / 472 sq ft)

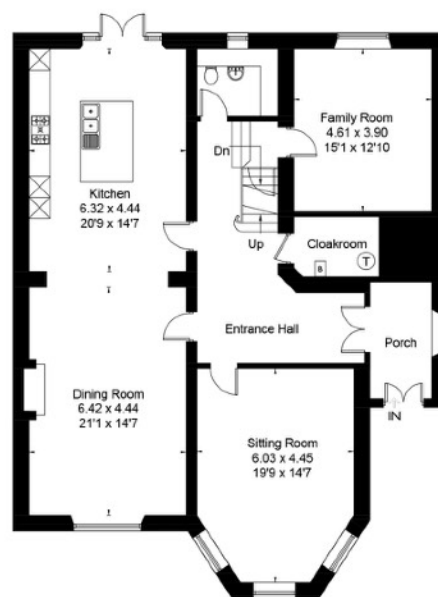


□ = Reduced head height below 1.5m

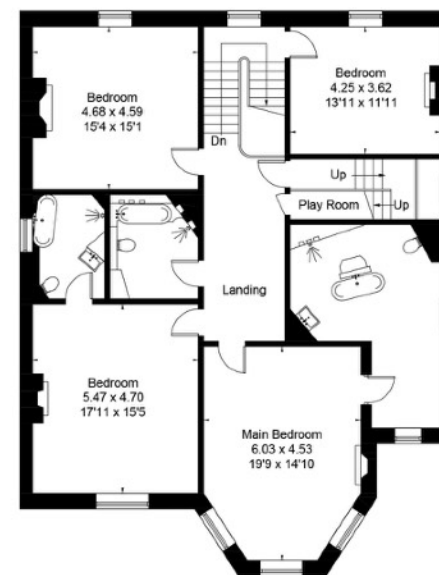
Split Level



Lower Ground Floor



Ground Floor



First Floor



Second Floor

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