

# LLOYD WILLIAMS

ESTATE AGENTS & PROPERTY FINDERS



SOUTH VILLA, 46 CANYNGE ROAD, CLIFTON, BS8 3LQ

# AN EXQUISITE PROPERTY FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT

## SUMMARY

- Five en-suite bedrooms
- Excellent location
- Exudes style and sophistication
- Large driveway
- Beautiful landscaped garden
- Electric gates

## SITUATION

Located within a short walking distance of Clifton College and Clifton Village just under a 1/2 mile away has a variety, of restaurants, coffee-shops and independent retail outlets. Steeped with History and being home to Isambard Kingdom Brunel's Suspension bridge. The Clifton Durdham Downs with more than 400 acres of open recreational space on your doorstep is ideal for walking dogs. Education nearby includes the aforementioned Clifton College, Badminton, Clifton High and Christchurch Primary School. Local bus services can be found on your doorstep and can provide transport into the town centre and beyond.

## DESCRIPTION

An exquisite executive home, built Circa. 2017 in a traditional style with large driveway, garden and five en-suite rooms. A stones throw from Clifton College playing fields.

A beautifully designed property built in a similar style to reflect the other elegant period houses in the area. The layout has been carefully designed to provide light and airy space which also gives a huge amount of flexibly in how you can use the space. The central staircase gives access to all the rooms. The large bespoke kitchen/breakfast room with a range of wall and base units, marble worktops, Belfast sinks and integrated appliances with views over the front garden and drive. The drawing room to the other side has a balcony enjoying views across the rear garden and 'New Fields', Clifton College Prep Schools playing fields. The upper two floors provides four ensuite bedrooms and a useful additional dressing room including fantastic master suit. The garden floor is accessible from the garden via a door into the hall and French doors from the rear garden in to the sitting room. To the front, there is a 5th bedroom with ensuite bathroom and the hall also gives access to a utility room and separate cloakroom.

## OUTSIDE

Approached through electrically operated gates, the drive provides off street parking. Steps lead to the front door and a separate access to the garden floor. The enclosed rear garden includes a terrace immediately outside the sitting room and beyond a well-stocked border, there is a level lawn laid with astroturf. To the rear of the garden is a further border which again is well stocked.

## DIRECTIONS

From Lloyd Williams Estate Agents in Clifton proceed out of Clifton towards Clifton College and down College Road. Before the memorial arch turn left onto Percival Road. Continue along where taking the second Right onto Canyng Road. South Villa will be found along on the Right Hand Side just before Clifton College playing fields.



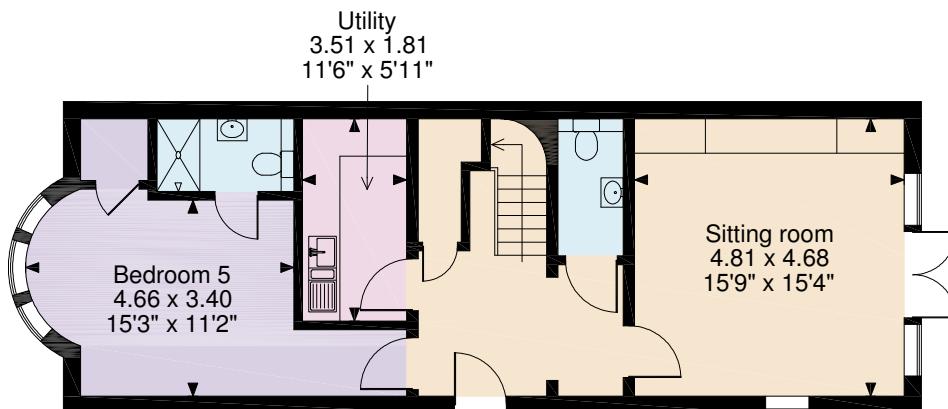
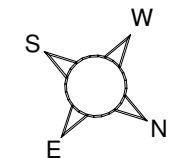


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APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House = 276sq.m (2,974sq.ft)

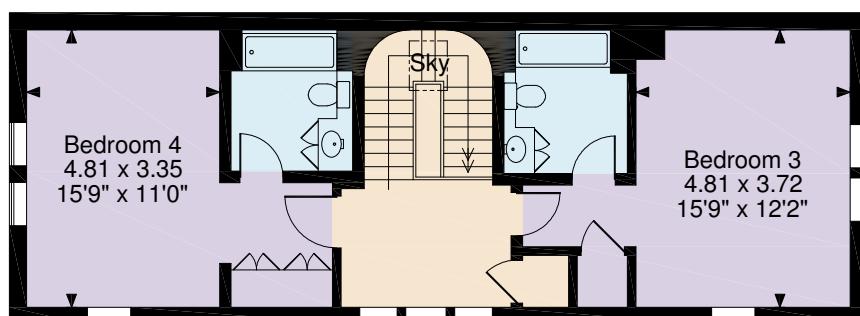
Balcony external area = 4sq.m (46sq.ft)



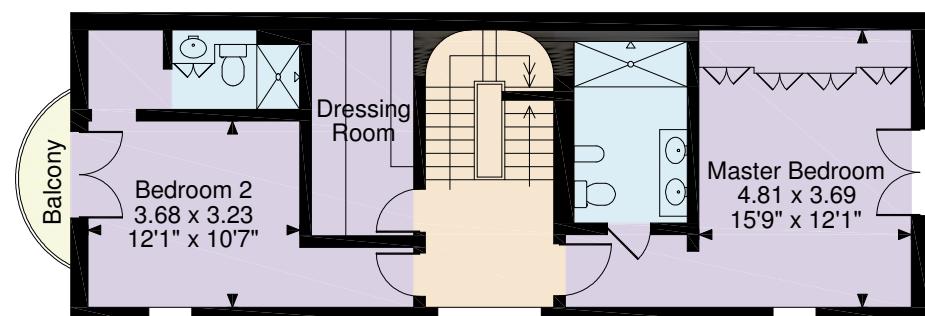
GARDEN FLOOR



HALL FLOOR



SECOND FLOOR



FIRST FLOOR

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