



2 The Quadrant, Redland  
Guide Price £1,625,000

RICHARD  
HARDING

# 2 The Quadrant,

Redland, Bristol, BS6 7JR

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A substantial semi-detached family home (of circa 3,900 sq. ft.) with stunning open-plan family kitchen/breakfast entertaining space and off-street parking. Close to the Downs and Redland Green, offering spacious 7 double bedroom, 3 bath/shower room, three-storey accommodation with large south facing rear garden.

An exceptional and beautifully presented family home that offers a perfect mix of period detail and modern upgrades.

Located within 650 metres of Redland Green Secondary School and within 200 metres of Westbury Park Primary School, both rated Ofsted excellent.

The property has plenty of original character retained such as high ceilings, tall sash windows, period fireplaces and ornate moulded plasterwork. These blend seamlessly with some well-considered high quality modern improvements including a modern kitchen having integrated appliances, with rooflight and bi-folding doors that face west and open out onto a large patio and rear garden.

Located at the rear of the house and adjacent to the kitchen/breakfast room is a drawing room with box bay window having central door to the rear garden. Also on the ground floor is an elegant dining room, study, utility room and separate WC.

An elegant easy rising turning staircase leads up to the first floor landing. The principal bedroom enjoys the benefit of an en-suite bath/shower room and dressing room. A second bedroom also has access to a 'Jack & Jill' family bath/shower room. This floor is completed by a further double bedroom which is currently utilised as a reception room/study.

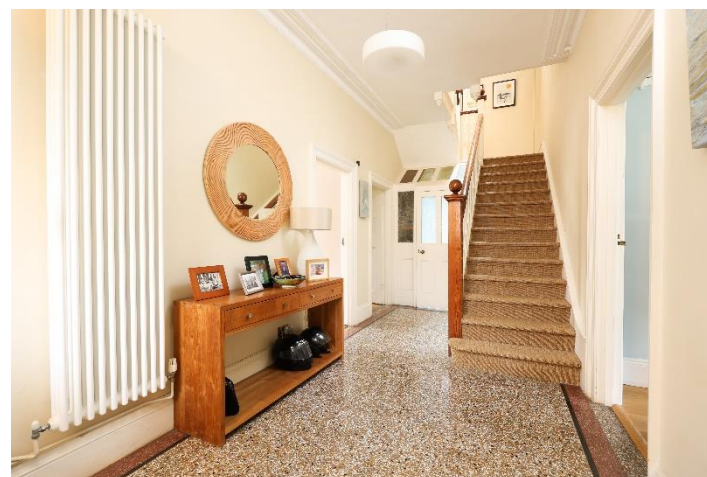
On the second floor, there are four further double bedrooms together with a shower room and luggage store. The roof is fitted with solar panels which presently provide a generous rebate for the owner.

The basement provides useful cellar storage space.

The property enjoys the benefit of a brick paved driveway offering off street parking for two cars. Side access to an exceptionally large and well-stocked south facing walled rear garden. The garden benefits from being level with sections of lawn, broad sunny patio, two garden sheds, greenhouse and brick built pizza oven.

The neighbourhood has a great deal to offer. The nearby schools, whether state or private are of an excellent standard and highly regarded. The local supermarket is a nearby Waitrose. Just a short walk away there is a fishmonger, two butchers' shops, cafes, good small restaurants a-plenty, a gastro pub and many independent shops to explore as well as the local library and cinema. The property is situated in a favoured location near to The Downs and Redland Green and the excellent array of shops and amenities on Whiteladies Road and with easy access to the city centre, Clifton Village and public transport.





## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is Freehold with a perpetual yearly rent charge of £15 p.a. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: F

### PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	41   E
39-54	E		
21-38	F		
1-20	G		

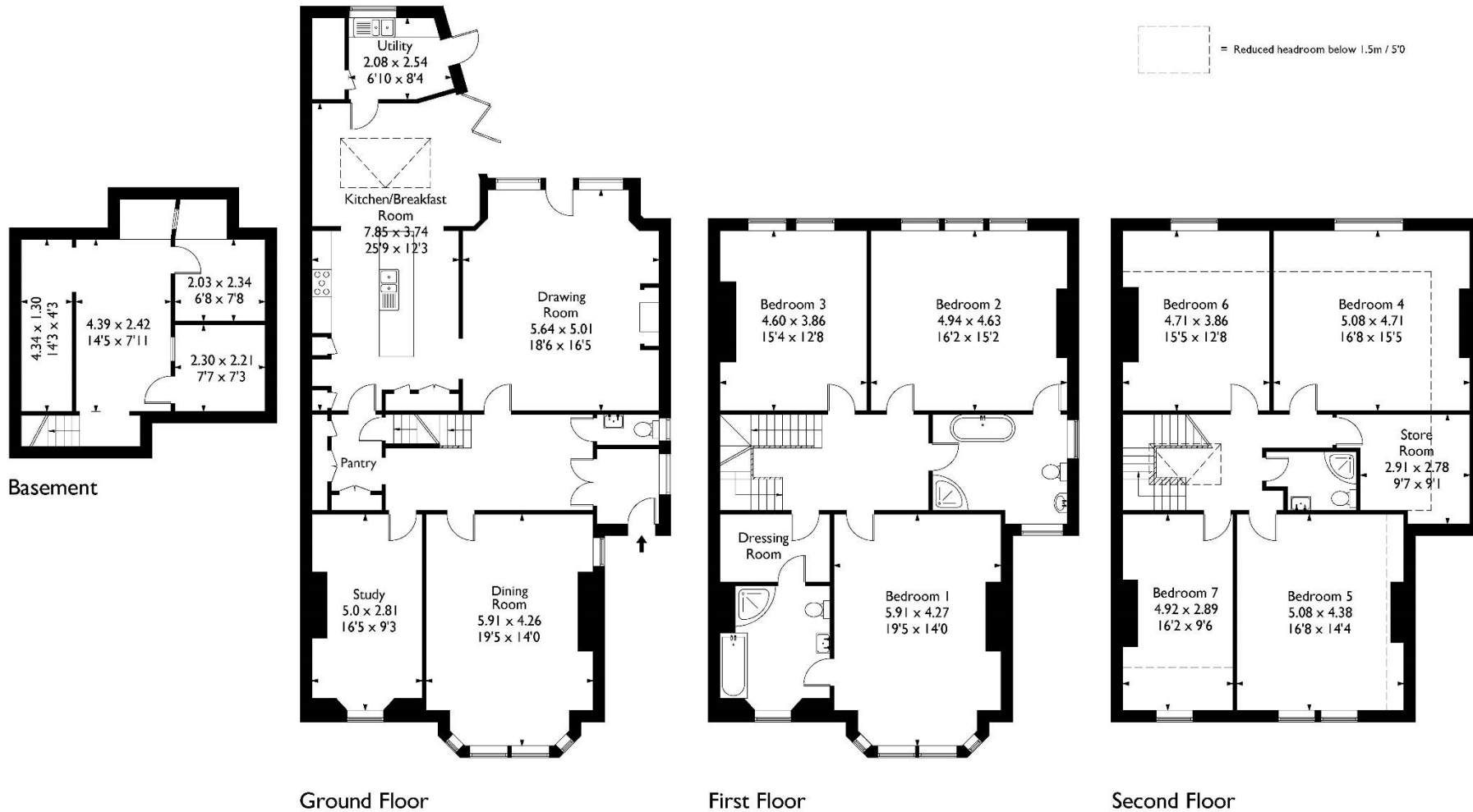
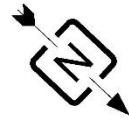
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

# The Quadrant, Redland, Bristol BS6 7JR

Approximate Gross Internal Area 332.8 sq m / 3582.3 sq ft

Basement Area 32.2 sq m / 346.7 sq ft

Total Area 365.0 sq m / 3929.0 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.