



32 Codrington Road, Bishopston  
Guide Price £950,000

**RICHARD  
HARDING**



# 32 Codrington Road,

Bishopston, Bristol, BS7 8ET

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An elegant, well-proportioned and recently extended, 4 double bedroom, 2 bath/shower room, Edwardian period family house, of circa 1,860 sq. ft., situated on a much coveted tree-lined road within 650 metres of Redland Green School. Having a fabulous 29ft open-plan kitchen family entertaining space with virtually full width bi-folding doors opening to private 46ft rear garden.

## Key Features

- **Coveted location** - a popular road in a friendly neighbourhood in the heart of Bishopston with the fantastic independent shops, cafes and restaurants of Gloucester Road within ¼ miles. Also within 650 metres of Redland Green School, handy for the Downs, St Andrews Park nearby and within easy access to the city centre, Clifton Village, Whiteladies Road, Bristol University, numerous private schools, main hospitals, BBC plus other local parks at Redland Green and Cotham Gardens. Redland local train station is nearby.
- **Lovely atmosphere** with main period features including fireplaces, ornate ceiling plasterwork, exposed wooden floorboards, etc., 46ft fully enclosed rear garden with sitting out area.
- **Ground Floor:** entrance vestibule, reception hall, drawing room, utility room, cloakroom/wc, vast open-plan kitchen/family/entertaining space.
- **First Floor:** part galleried landing, 3 double bedrooms, family bathroom.
- **Second Floor:** landing, double bedroom, shower room.
- **Outside:** easy maintenance front garden. Fully enclosed rear garden predominantly laid to lawn with shrub borders.
- **An outstanding period residence offering gracious and versatile accommodation** with so much to appreciate and savour - location, facilities, atmosphere, character, high quality contemporary additions and lots of light and space.





## **GROUND FLOOR**

**APPROACH:** from the pavement, a dwarf stone wall with wrought iron gate opening onto a pathway leading to the front entrance. Solid wood panelled front door with stained glass fanlight and side panel, opening to:-

**ENTRANCE VESTIBULE:** tessellated tiled flooring with inlaid entrance mat, base level cupboard with main switch box, simple moulded cornicing, ceiling light point. Part stained glass wood panelled double doors with overlights, opening to:-

**RECEPTION HALL:** exposed wooden floorboards, an elegant staircase ascending to the first floor with handrail and ornately carved spindles, tall moulded skirtings, vertical column style radiator, simple moulded cornicing, ceiling light point, understairs storage cupboards. Part glazed double opening oak doors leading to the kitchen/family/entertaining space. Panelled doors with moulded architraves, opening to:-

**SITTING ROOM:** (16'2" x 13'1" max measurements into bay window) (4.93m x 4.00m) wide bay window to the front elevation comprising four tall sash windows with stained glass overlights. Chimney breast with inset wood burning stove set upon a slate hearth with wooden mantel piece, recesses to either side of the chimney breast, exposed wooden floorboards, tall moulded skirtings, Victorian style radiator, picture rail, simple moulded cornicing, ceiling light point.

**SEPARATE WC:** low level flush wc, pedestal wash hand basin with mixer tap, inset ceiling downlights, extractor fan.

**UTILITY ROOM:** (10'5" x 4'10") (3.18m x 1.47m) handle-less base and eye level cabinets, roll edged granite effect worktop surfaces with bevel edge splashback tiling, stainless steel sink with draining board to side and mixer tap over, space and plumbing for washing machine, space for tumble dryer, exposed wooden floorboards, Victorian style radiator, shelving, inset ceiling downlights.

**KITCHEN/FAMILY ENTERTAINING SPACE:** (29'2" x 18'7") (8.89m x 5.66m) a fabulous recent addition with virtually full width power coated aluminium bi-folding doors overlooking and opening externally onto the rear garden with 9ft ceiling height and a pair of roof light windows (one of which opens electronically). The kitchen is comprehensively fitted with an array of handle-less and soft closing base and eye level units combining drawers and cabinets. Roll edged granite worktops with matching upstands and bevel edged splashback tiling, undermount 1½ bowl sink with swan neck mixer tap over. Integral appliances including electric double oven, 4 ring induction hob with gas wok style hob to side, extractor fan with integral lighting and dishwasher. Space for American style fridge/freezer, two ceiling light points. The remainder of the space offers ample space for table and chairs plus sofa suite. Generous bespoke oak cabinets for storage purposes. Inset ceiling downlights, two wall light points, tiled flooring with Waterford underfloor heating.

## **FIRST FLOOR**

**PART GALLERIED LANDING:** part galleried over the stairwell with turning staircase ascending to the second floor which also has handrail and ornately carved spindles, useful laundry cupboard with slatted shelving, ceiling light point, moulded skirtings. Four-panelled stripped pine wooden doors with moulded architraves, opening to:-

**BEDROOM 1:** (16'2" x 13'1") (4.93m x 4.00m) wide bay window to the front elevation comprising four sash windows, chimney breast with recesses to either side, exposed wooden floorboards, tall moulded skirtings, Victorian style radiator, picture rail, ceiling light point.

**BEDROOM 2:** (15'4" x 13'1") (4.67m x 3.99m) a pair of wooden double glazed sash windows to the rear elevation with far reaching roof top views, chimney breast with recesses to either side, exposed wooden floorboards, moulded skirtings, picture rail, Victorian style radiator, ceiling light point.

**BEDROOM 3:** (12'8" x 8'0") (3.87m x 2.43m) wooden double glazed sash window to the rear elevation with far reaching roof top views, exposed wooden floorboards, moulded skirtings, picture rail, Victorian style radiator, ceiling light point.

**FAMILY BATHROOM/WC:** panelled bath with shower screen, wall mounted mixer tap, built in shower unit, hand held shower attachment and an overhead circular style shower. Low level dual flush wc. Wash stand with wall mounted mixer tap and shelf below. Parquet style tiled flooring, Victorian style radiator, moulded skirtings, ceiling light point, extractor fan, opaque double glazed sash window to the front elevation.





## **SECOND FLOOR**

**LANDING:** inset ceiling downlights, stairwell enjoying plenty of natural light via Velux window. Panelled doors with moulded architraves, opening to:-

**SHOWER ROOM/WC:** large shower cubicle with tiled surround, wall mounted shower unit and hand held shower attachment. Pedestal wash hand basin with mixer tap. Low level dual flush wc. Tiled flooring and partially tiled walls, heated towel rail/radiator, Velux window with fitted blind, shaver point, fitted shelving, heated towel rail/radiator.

**BEDROOM 4: (18'7" x 12'8") (5.67m x 3.86m)** dual aspect with a pair of double glazed windows to the rear elevation enjoying exceptional elevated roof top views, Velux window to the front elevation with fitted blind, moulded skirtings, radiator, eaves storage cupboard, inset ceiling downlights, radiator.

## **OUTSIDE**

**FRONT COURTYARD:** designed for ease of maintenance with slate chippings and offering ample space for bike storage.

**REAR GARDEN: (50ft x 19ft) (15.24m x 5.79m)** accessed via the kitchen/family/entertaining space and by virtue of the virtually full width bi-folding powder coated aluminium doors there is a strong connection between inside and outside. The garden is level and predominantly laid to lawn with shrub borders to either side and enclosed by a combination of brick walls and timber fencing. Outside water tap and double power socket.

## **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 leasehold with 1000 year lease from 25 March 1894 and annual rent of £3. This information should be checked with your legal adviser.

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

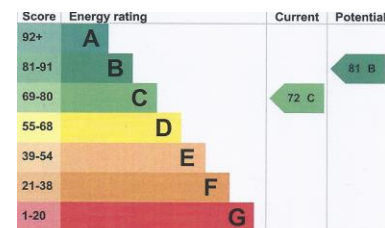
### **PLEASE NOTE:**

1. **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.
2. **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>

3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.



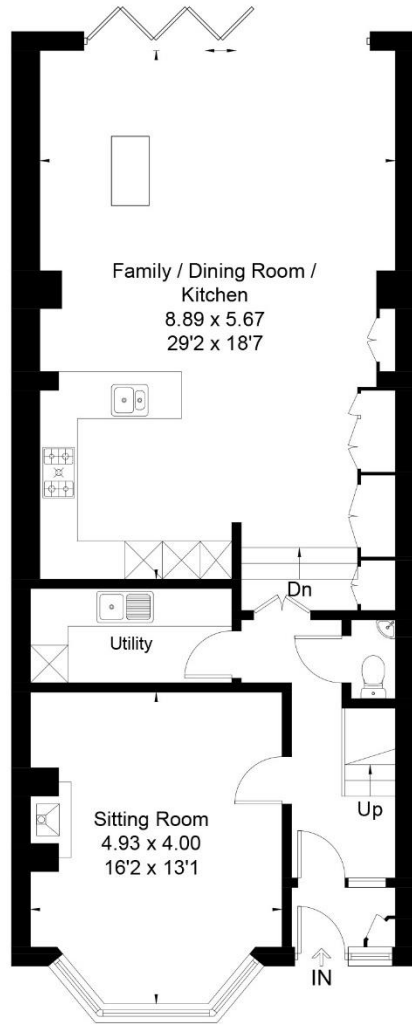
**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**



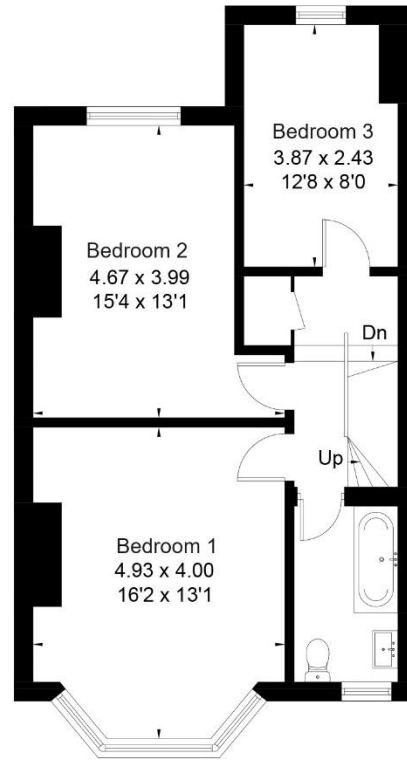


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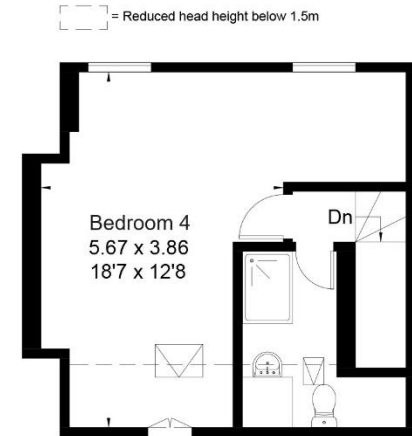
Approximate Floor Area = 173.0 sq m / 1862 sq ft



Ground Floor



First Floor



Second Floor



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 #69392