



23 Sydenham Road, Cotham

Guide Price £1,250,000

RICHARD
HARDING



23 Sydenham Road,

Cotham, Bristol, BS6 5SJ

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An incredibly versatile and inviting 5 bedroom, 3 reception room grade II listed Victorian period family home with a wonderful welcoming atmosphere, a special 65ft x 25ft rear garden, and the rare advantage of two garages.

Key Features

- Two garage/workshop spaces offering further development potential for expansion, potentially creating a separate dwelling, subject to the relevant consents.
- Retaining a wealth of original features and character which add to this property's charm and welcoming atmosphere.
- Flexible accommodation arranged over 4 levels including 5 double bedrooms (1 with en suite), 3 separate reception rooms, one of which accesses the rear garden and has a sociable connection through to a farmhouse style kitchen/dining room.
- Nestled in the heart of Cotham, handy for access to all central areas. Cotham Gardens Park and Redland train station are nearby, as are excellent schools including Cotham Gardens Primary, Cotham Secondary and Bristol Grammar School.
- Larger than average level rear garden of a good scale and established planting, offering surprising tranquillity in the heart of the city.
- A much loved family home in a prime central location offered with no onward chain.

GROUND FLOOR

APPROACH: via attractive stone pillars and pathway leading across to the main front door to the house.

ENTRANCE HALLWAY: a welcoming L shaped entrance hallway with impressive high ceilings, original ceiling cornicing and feature archway, period staircase rising to first floor landing and descending to the lower ground floor. Doors lead off to the sitting room, rear reception room, ground floor shower room/wc and generous recessed storage cupboard with built in sideboard and open shelving.





SITTING ROOM: (front) (19'0" max into chimney recess x 13'4") (5.78m x 4.07m) an impressive broad sitting room with superb high ceilings, original ceiling corning and central ceiling rose, 2 tall period sash windows to front with wooden shutters, an attractive cast iron fireplace with marble surround and tiled hearth, wood flooring and low level period style radiators.

RECEPTION 2: (rear) (19'8" max into chimney recess x 12'2") (5.97m x 3.71m) a good sized rear reception room with high ceilings, original corning, central ceiling rose, an impressive fireplace with cast iron stove, original marble surround and slate hearth, wood flooring, radiator and door providing access into the ground floor shower room/wc.

SHOWER ROOM/WC: originally a cloaks storage area and wc, but has been adapted to include a shower. High ceilings, low level wc, pedestal wash basin, cupboard housing Vaillant gas central heating boiler, window to rear, coat hooks and radiator. The shower room/wc is accessed off the entrance hallway as well as from the rear reception room.

FIRST FLOOR

LANDING: doors off to bedroom 1, bedroom 2, bedroom 3, family bathroom/wc and an original staircase continuing up to the second floor landing.

BEDROOM 1: (rear) (17'3" max into chimney recess x 12'3") (5.25m x 3.72m) an impressive principal double bedroom with high ceilings, ceiling coving, radiator, an attractive period fireplace, doorway accessing recessed wardrobe with built in hanging rail and sash window to rear providing plenty of natural light and a lovely outlook over rear and neighbouring garden and rooftops of the surrounding area. Part stained glass door leads off the bedroom into an en suite bathroom/wc.

En Suite Bathroom/wc: (11'2" x 6'4") (3.40m x 1.93m) a free standing roll top bath with mixer taps and shower attachment, wash basin with built in mirror behind, recessed shelving, low level wc, radiator and window to rear.

BEDROOM 2: (front) (13'11" max into chimney recess x 13'10") (4.23m x 4.22m) a double bedroom with high ceilings, ceiling coving, period fireplace, door accessing recessed wardrobe with built in shelving, radiator and large sash window to front.

BEDROOM 3: (front) (13'8" x 9'9") (4.17m x 2.97m) a double bedroom with a pretty corner fireplace, ceiling corning and built in wardrobes.

FAMILY BATHROOM/WC: a white suite comprising panelled bath with system fed shower over, low level wc, wash hand basin set into a counter, part tiled walls, tiled floor and ceiling coving.

SECOND FLOOR

LANDING: Velux skylight window providing plenty of natural light through the landing and stairwell and doors off to bedroom 4, bedroom 5 and an attic storage recess.

BEDROOM 4: (front) (13'10" max taken below sloped ceiling x 13'9") (4.22m x 4.19m) a double bedroom with 2 Velux skylight windows, radiator and wide wall opening accessing a walk in storage wardrobes.

BEDROOM 5: (rear) (13'11" max x 12'0" max taken below sloped ceilings) (4.23m x 3.74m) currently arranged as a kitchen/dining space for the lodgers, but would work equally well as a large double bedroom with Velux skylight window to rear, radiator and wood effect vinyl flooring.

LOWER GROUND FLOOR

Staircase descending to a part glazed door which opens into a superb semi open-plan lower ground floor kitchen/dining/living area described in two sections as follows:

RECEPTION 3/LIVING AREA: (23'9" across x 11'9" widening to 18'9" in landing area) (7.23m x 3.58m/5.70m) a large L shaped living space with central part glazed floor to ceiling French doors, wood sash windows either side, accessing the glorious rear garden, original fireplace, wood flooring, understairs storage area and wide wall opening connecting through to the kitchen/dining room.

KITCHEN/DINING ROOM: (23'9" max into chimney recess x 13'3") (7.23m x 4.04m) a sociable kitchen/dining room with farmhouse style kitchen with wood block worktop over, inset stainless steel sink and drainer unit, space for range cooker, fridge/freezer, washing machine and dishwasher, terracotta tiled flooring, impressive chimney recess with wood burning stove, door accessing walk in pantry and part glazed double doors to front accessing a sunken front courtyard, radiator.





OUTSIDE

REAR GARDEN: (approx 65ft x 25ft) (19.81m x 7.62m) a fabulous and larger than average level rear garden rich in plant life with various established plants, shrubs and trees, central lawned section with pergola over, paved seating area closest to the property and pathway meandering through to the rear of the garden where there is a further seating area and steps down to two good sized garages offering valuable parking and storage and further potential for development (subject to any necessary consents).

GARAGES: accessed via Gibson Road at the rear there are two generous single garages which offer valuable storage and parking, but could also potentially be built above to create a garden studio or potentially a separate dwelling, subject to any necessary consents.

GARAGE 1: (18'5" x 13'0") (5.61m x 3.96m) a large single garage with high vaulted ceiling, natural light provided by the window to rear, electric car charging point, electric roller shutter door, power, light and door connecting through to:

GARAGE 2: (18'5" x 10'3") (5.61m x 3.12m) large single garage with vaulted ceiling, power, light, natural light provided by a high level window to rear and a door connecting through to the rear garden.

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. This information should be checked with your legal adviser.

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
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.



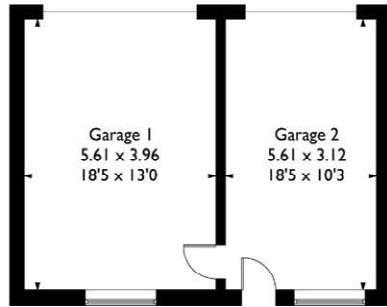


Sydenham Road, Cotham, Bristol, BS6 5SJ

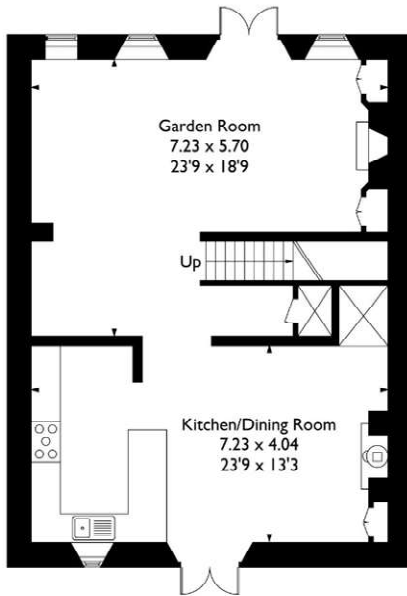
Approximate Gross Internal Area = 289.01 sq m / 3110.87 sq ft

Garage Area = 40.84 sq m / 439.59 sq ft

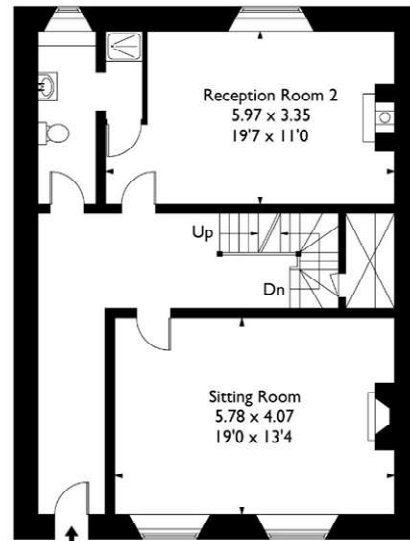
Total Area = 329.85 sq m / 3550.47 sq ft



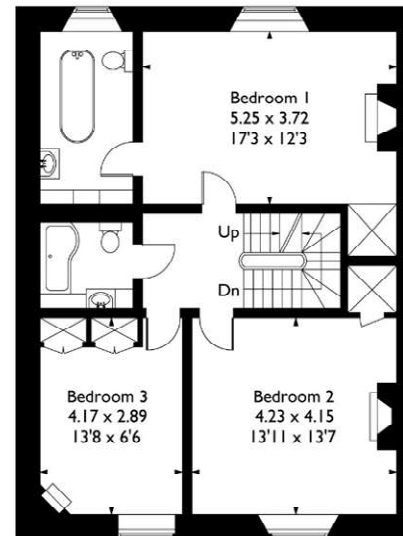
Garage



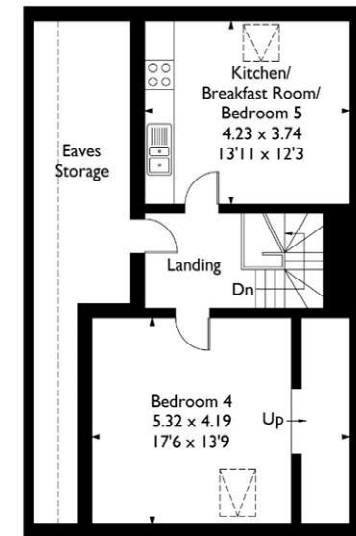
Lower Ground



Ground Floor



First Floor



Second Floor

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.