



16 St Oswalds Road, Redland

Guide Price £1,325,000

RICHARD
HARDING



16 St Oswalds Road,

Redland, Bristol, BS6 7HT

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An exceptional 4 double bedroom family home situated on one of Redland's most desirable roads. Enjoying a fabulous 29ft x 19ft extended kitchen/dining space, off road parking for 2 cars, a large storage garage/workshop and beautifully landscaped 85ft x 30ft rear garden.

Key Features

- **Loft converted and creatively extended in 2010, this property offers the practicality and space which many crave.**
- **Prime location for families within just 300 metres of Westbury Park School and 500 metres of Redland Green School, whilst also being near Durdham Downs and central enough to walk to Whiteladies Road.**
- **Ground Floor:** entrance porch with ground floor cloakroom/wc, entrance hallway with understairs storage, bay fronted sitting room, wonderful extended **29ft x 19ft** kitchen dining space filled with natural light including a modern fitted kitchen with large central island and ample space for dining and seating, with adjoining utility room and access through to the storage garage/hobby space.
- **First Floor:** landing, 3 good sized double bedrooms and a generous family bathroom/wc.
- **Second Floor:** loft conversion (2010) with a double bedroom with adjoining shower room/wc enjoying breath taking views over the rear garden and Redland Green Park.
- **Outside:** driveway affording off road parking for at least 2 cars plus planted sections, access through the long storage garage to the incredible landscaped rear garden (**85ft x 30ft**) with seating areas, lawn section, covered seating area/entertaining space.





GROUND FLOOR

APPROACH: via driveway providing off road parking for at least 2 vehicles. The driveway leads up to the garage and main entrance to the house.

ENTRANCE VESTIBULE: high ceilings, wood flooring with inset floor mat, door accessing a ground floor cloakroom/wc and an original part glazed doors with glazed panels beside and over leading through into the main reception hallway.

RECEPTION HALLWAY: (12'2" x 10'5" inclusive of the staircase) (3.71m x 3.18m) an original staircase rising to first floor landing with understairs storage cupboards, original exposed stripped floorboards, high ceilings, picture rail and doors leading off to the sitting room and extended family kitchen/dining/living area.

SITTING ROOM: (16'6" max into bay x 13'7" max into chimney recess) (5.03m x 4.13m) a wide bay to front comprising double glazed windows, exposed stripped floorboards, high ceiling with ceiling coving and picture rail and attractive fireplace with open fire, stone surround, mantle and slate hearth, radiator and built in cabinets to chimney recesses.

KITCHEN/DINING/LIVING SPACE: (29'9" x 19'2" in kitchen area expanding to 23'8" in living area) (9.07m x 5.84m/7.21m) a breath taking large sociable kitchen/dining space with an abundance of natural light provided by the partially glazed roof and six bi-folding doors to rear, with incredible views out over the rear garden towards Redland Green Park. To the kitchen area there is a fitted kitchen comprising base and eye level matt white units with quartz worktop over and glass tiled splashbacks, built in Neff induction hob with extraction over, further eye level Neff ovens and integrated fridge/freezer. Large central island with overhanging breakfast bar providing seating, oak floorboards, large original dresser with built in shelving and storage beneath, high ceilings with inset spotlights, door accessing a utility room, which connects through to the garage and two wide wall openings lead through into:-

Living/Dining Area: ample space for dining and seating furniture, wood burning stove with built in shelving above and surrounding, oak floorboards, inset spotlights and six folding doors providing a seamless access out onto a gorgeous rear garden.

UTILITY ROOM: (11'4" x 5'0") (3.45m x 1.52m) plumbing and appliance space for washing machine and dryer with woodblock worktop over and further appliance space, radiator, fuse box for electrics and door connecting through to the garage/work shop.

CLOAKROOM/WC: low level wc and wash hand basin.

FIRST FLOOR

LANDING: a central landing with natural light provided by the windows to side, doors lead off to 3 bedrooms and the family bath/shower/wc.

BEDROOM 1: (front) (16'10" max into bay x 13'8" max into chimney recess) (5.13m x 4.17m) a good sized principal double bedroom with bay to front comprising double glazed windows, high ceilings, period fireplace, picture rail and radiator.

BEDROOM 2: (14'7" x 10'4" max into chimney recess) (4.44m x 3.16m) a double bedroom with high ceilings, picture rail, exposed painted floorboards, an attractive period fireplace, radiator and double glazed windows giving a leafy outlook over the rear garden towards Redland Green Park.

BEDROOM 3: (rear) (13'5" x 11'6") (4.09m x 3.50m) a double bedroom with high ceilings, picture rail, radiator and double glazed windows offering a similar open outlook as bedroom 2.

FAMILY BATH/SHOWER ROOM/WC: (10'0" x 7'8") (3.05m x 2.34m) a good sized family bathroom with a white suite comprising a bath, oversized shower enclosure with system fed shower, low level wc with concealed cistern and wall mounted wash basin, dual aspect windows to front and side, inset spotlights, part tiled walls, tiled floor and heated towel rail.

SECOND FLOOR

LANDING: a double glazed window to side providing natural light and doors lead off to bedroom 4 and a shower room/wc.

BEDROOM 4: (18'0" max into dormer windows x 12'1" at the central point of the room but expanding into the recess) (5.49m x 3.68m) a loft converted double bedroom with a double glazed dormer to rear offering a truly magical leafy view over the rear gardens into Redland Green Park. Built in storage cupboards, low level doors accessing eaves storage cupboards.

En Suite Shower Room/wc: white suite with corner shower enclosure, low level wc, wall mounted wash basin, tiled floor, Velux skylight, inset spotlights, extractor fan and chrome effect heated towel rail.



OUTSIDE

OFF ROAD PARKING & FRONT GARDEN: the front of the property is mainly laid to tarmac providing off road parking for at least 2 cars with low level period boundary wall to front and deep flower borders with hedgerow providing privacy and various plants and shrubs.

REAR GARDEN: (approx 85ft x 30ft) (25.91m x 9.14m) an incredible rear garden of a scale and open outlook rarely seen in central Bristol. The garden is beautifully landscaped and plants with a large decked seating area closest to the property, perfect for entertaining with steps leading down to a level lawn section with raised railway sleeper borders and pathway meandering through to the lower section of the garden where there is a further large paved seating area with covered shelter, perfect for all weather outdoor use. Further raised borders with wilded section and further lawns framed with fenced boundaries, rosemary bushes and a mature palm tree. The garden backs onto Redland Green Park giving an incredibly private and open feel. Outdoor power sockets and tap and roller shutter door connecting through the storage garage to the front of the property.

GARAGE/WORKSHOP: (25'9" x 7'3") (7.85m x 2.21m) a long garage/hobby space with roller shutter doors at the front and the rear providing a handy access straight through from the front to the rear garden. There is a roof light window providing natural light, wall mounted gas boiler and pressurised hot water tank, power and lighting.

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:

- 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		82 B
69-80	C		
55-68	D	68 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.



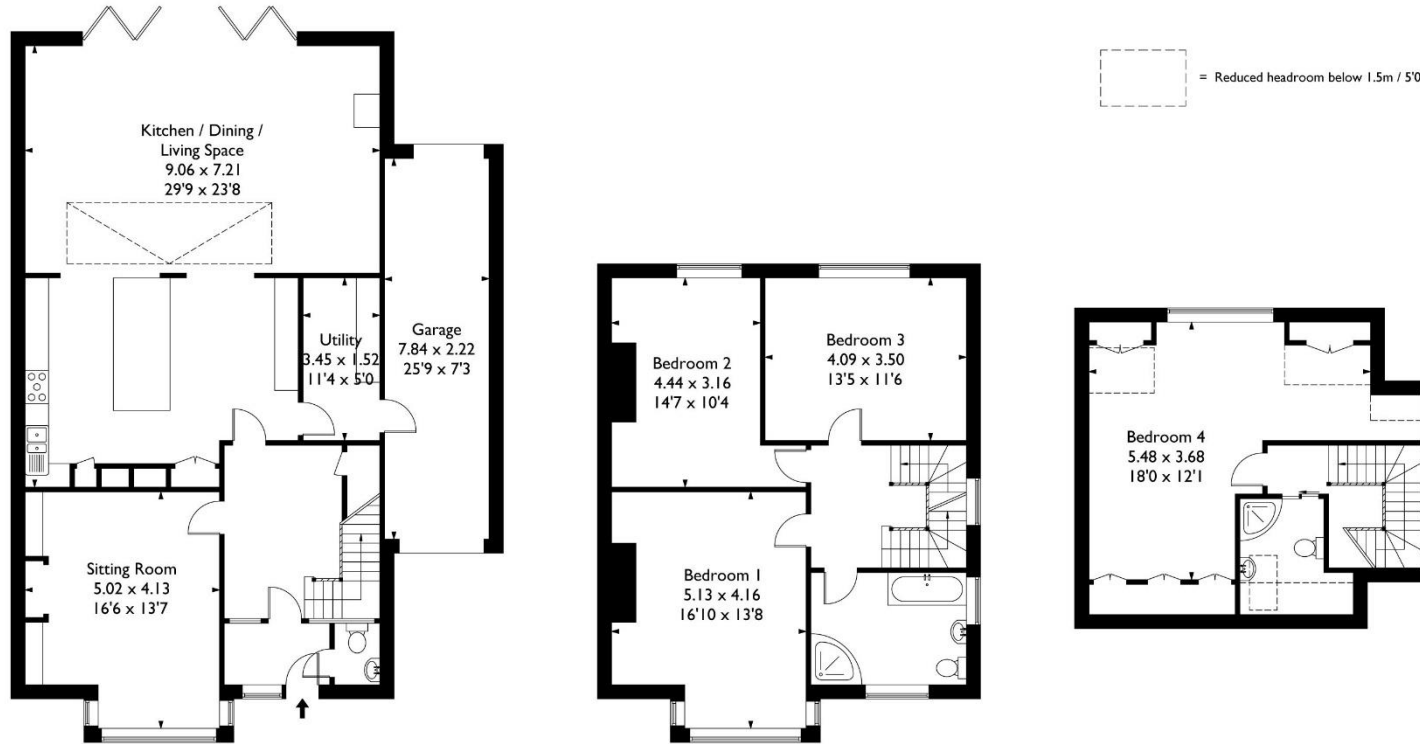


St Oswalds Road, Redland, Bristol, BS6 7HT

Approximate Gross Internal Area 211.40 sq m / 2274.70 sq ft

Garage 17.90 sq m / 193.10 sq ft

Total Area 229.30 sq m / 2467.80 sq ft



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.