



Worcester House, 97a Redland Road, Redland
Guide Price £1,400,000

RICHARD
HARDING



Worcester House, 97a Redland Road, Redland, Bristol, BS6 6RB

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An impressive 5 double bedroom, 2 bath/shower room, 3 reception room Victorian semi-detached family home situated on a tree-lined road in the heart of Redland. Enjoying a welcoming atmosphere, double glazed sash windows, useful cellar rooms and a glorious 48ft x 36ft rear garden.

Key Features

- High ceilings, many original features and large double glazed sash windows fill this property with a sense of light and space.
- Highly conveniently location in the heart of Redland, on the wide tree-lined section of Redland Road, within easy reach of all central areas. Handy for Redland train station, Cotham Gardens Park, Bannatyne gym and the independent shops, restaurants and cafes of Gloucester Road.
- **Ground Floor:** entrance porch leads through to a magnificent central entrance hallway, large bay fronted sitting room, reception 2/family room, overlooking the rear garden, reception 3/music, **28ft x 12ft** extended kitchen/dining room with direct access out onto the rear garden, ground floor cloakroom/wc. Access down to an incredibly useful lower ground floor utility/workshop/storage spaces.
- **First Floor:** central landing, 3 good sized double bedrooms and a smart family bathroom/wc, bedroom 4 with neighbouring shower room/wc, bedroom 5 and generous walk in storage cupboard.
- **Outside:** beautifully landscaped ornamental front garden and spectacular 48ft x 36ft lawned rear garden with established planting and attractive period stone boundary walls.
- **Loved and enjoyed by the current owners for the last 20 years, this superb family home offers an abundance of space in an incredibly convenient and central location.**





GROUND FLOOR

APPROACH: via stone pillars and garden gate accessing the front garden and garden path leading up the left hand side of the building to the main entrance to the house.

ENTRANCE VESTIBULE: (7'7" x 5'10") (2.31m x 1.78m) high ceilings with roof light window, original tiled floor with inset mat, part glazed door providing a convenient access straight through to the rear garden and a beautiful part stained glass door with stained glass panels beside leads through into the main entrance hallway.

ENTRANCE HALLWAY: (28'3" x 7'6" max inclusive of stairwell (8.61m x 2.29m) an impressive central entrance hallway with lovely high ceilings with original detailed ceiling corning, picture rail and dado rail. Original staircase rising to first floor landing and doors leading off to the sitting room, reception 2/family room, ground floor cloakroom/wc, reception 3/music room and kitchen/dining (off lower mezzanine half landing). Staircase continues down to the lower ground floor.

SITTING ROOM: (front) (19'11" max into bay x 14'11" max into chimney recess) (6.06m x 4.54m) a superb bay front sitting room with wonderful high ceilings, original ceiling corning and central ceiling rose, period open fire with marble surround and granite hearth, exposed stripped floorboards, inset spotlights, radiator, bookcase and sideboard to chimney recess and wide bay containing 3 double glazed sash windows.

RECEPTION ROOM 2/FAMILY ROOM: (rear) (16'3" max into chimney recess x 15'11") (4.96m x 4.86m) a peaceful tv room to the rear of the building overlooking the rear garden with high ceilings, ceiling coving, picture rail, period fireplace, radiators and 2 large double glazed sash windows to rear, overlooking the rear garden.

RECEPTION 3: (front) (15'5" x 12'10" max into chimney recess) (4.69m x 3.91m) a period fireplace with white marble surround and slate hearth, 2 large double glazed sash windows to front, high ceilings with ceiling coving, central ceiling rose and inset spotlights. Radiator and built in bookshelves with storage cabinet beneath to chimney recess. This room would work brilliantly as a children's playroom or generous home office.

KITCHEN/DINING ROOM: (rear) (28'7" x 12'3" in kitchen area expanding to 14'1" in dining area) (8.71m x 3.73m/4.30m) a good sized sociable extended kitchen/dining room with a hand built shaker style kitchen with granite worktops over, central island unit, built in aga to chimney recess, inset Belfast style sink, integrated microwave and further plumbing and appliance space for American style fridge/freezer and dishwasher. The kitchen expands into a lovely light dining room with 2 Velux skylight windows, sash windows to rear and side, overlooking the rear garden with French doors, accessing the rear garden.

CLOAKROOM/WC: (10'7" x 4'6") (3.23m x 1.37m) high ceilings, window to side, low level wc, wash basin with storage cabinet beneath, radiator and coat hooks.

FIRST FLOOR

LANDING: a central landing with doors off to bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc and further door off the lower mezzanine landing to bedroom 4 and further shower room/wc and door to bedroom 5 and large useful walk in storage cupboard off the upper mezzanine landing.

BEDROOM 1: (front) (18'2" max into bay x 14'11" max into chimney recess) (5.54m x 4.54m) a large double bedroom with high ceilings, ceiling coving and picture rail, 3 double glazed sash style windows to front, radiator and a period fireplace.

BEDROOM 2: (rear) (16'10" x 15'8") (5.13m x 4.78m) a good sized double bedroom with dual aspect double glazed windows to rear and side, built in wardrobes and 2 radiators.

BEDROOM 3: (front) (15'4" x 12'9" max into chimney recess) (4.68m x 3.89m) a double bedroom with high ceilings, ceiling coving, double glazed sash window to front, period fireplace, built in book shelving with storage cabinet beneath to chimney recess and a radiator.

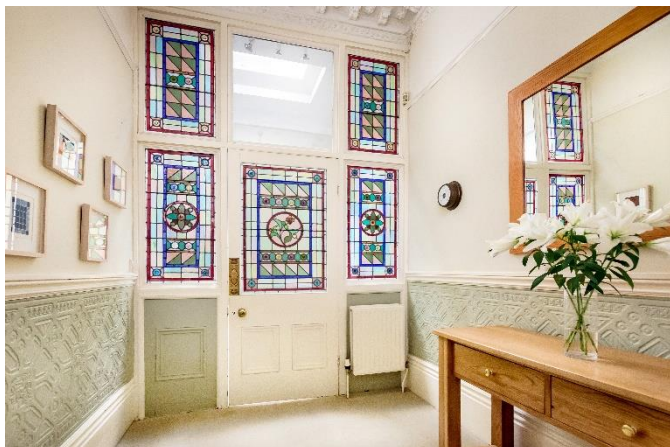
FAMILY BATHROOM/WC: (9'0" x 7'10") (2.74m x 2.39m) a smart family bathroom with a white suite comprising free standing double ended bath, low level wc with concealed cistern, oversized shower enclosure with system fed shower, wall mounted wash basin with built in drawers beneath and inset mirror behind, shaver point, heated towel rail, inset spotlights and double glazed sash windows to side.

BEDROOM 4: (off lower mezzanine landing) (12'4" max into chimney recess x 10'2") (3.75m x 3.10m) a double bedroom with double glazed sash window to rear, overlooking the rear garden, built in wardrobes and a radiator.

SHOWER ROOM/WC: a white suite with walk in shower enclosure with system fed shower, low level wc, wash basin with storage cabinet beneath, heated towel rail, tiled walls and inset spotlights.

BEDROOM 5: (off upper mezzanine landing) (15'7" max x 12'9" max into chimney recess) (4.76m x 3.88m) a double bedroom with double glazed sash window to rear providing a leafy outlook over rear and neighbouring gardens, built in bookcase and sideboard to chimney recess, period fireplace and a radiator.

STORAGE CUPBOARD: (11'0" x 5'4") (3.35m x 1.63m) large walk in storage space, perfect for suitcases etc with a ladder up to loft access.



LOWER GROUND FLOOR

LANDING: half flight of stairs lead down from the lower mezzanine landing to a door into useful lower ground floor basement rooms.

CENTRAL LANDING: handy storage space with fuse box for electrics and door through to rear basement rear.

REAR BASEMENT ROOM: (approx. 20'10" x 10'2" with ceiling height of 6'3") (6.36m x 3.11m/1.91m) an incredibly useful basement storage room/workshop, perfect for bicycle, garden tools etc with adjoining boiler room (housing the gas central heating boiler and pressurised hot water tank) and utility room with plumbing and appliance space for washing machine. The rear cellar room has glazed double doors accessing the rear garden.

OUTSIDE

FRONT GARDEN: the property is set back well from the pavement with an attractive ornamental front garden with decorative box hedging, central Cherry tree and rose garden. Low level stone boundary wall to front with attractive wrought iron railings and pathway leading up the left hand side of the garden to the secure porch entrance.

REAR GARDEN: (approx. 48ft x 36ft) (14.63m x 10.97m) the property is set back well from the pavement with an attractive ornamental front garden with decorative box hedging, central Cherry tree and rose garden. Low level stone boundary wall to front with a attractive wrought iron railings and pathway leading up the left hand side of the garden to the secure porch entrance.

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: G

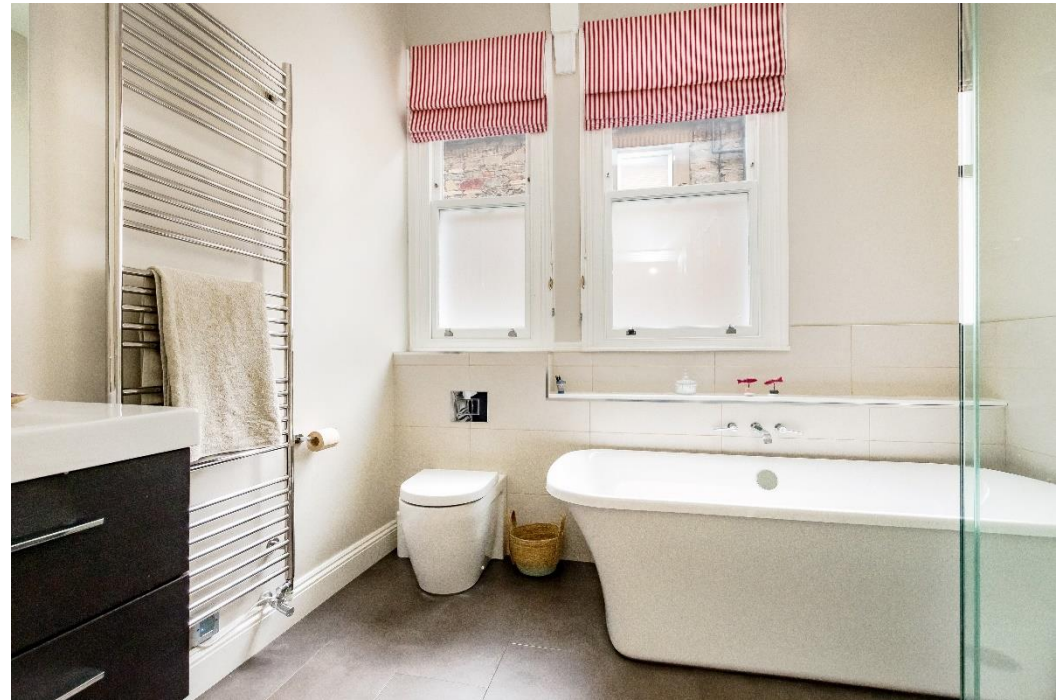
PLEASE NOTE:

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.

EPC to follow

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





Redland Road, Redland, Bristol BS6 6RB

Approximate Gross Internal Area 263.9 sq m / 2840.1 sq ft

Basement Area 41.4 sq m / 446.0 sq ft

Total Area 305.3sq m / 3286.1 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.