



17 The Glen, Redland
Guide Price Range £1,250,000 - £1,350,000

RICHARD
HARDING



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Redland, Bristol, BS6 7JJ

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For sale for the first time since 1964, a much-loved detached family home tucked away along a quiet, popular residential no-through road close to the Downs in Redland.

Key Features

- A most attractive, 5-bedroom, 3 reception room, two-storey detached family home with driveway parking, single garage and extensive gardens on three sides.
- Enjoying a wonderful leafy location on an exceptionally quiet road within 778 metres of Redland Green Secondary School and 100 metres of Westbury Park Primary School. Just a short walk away is Redland Green Park which provides a lovely green open space including children's play park. On the fringe of this is Redland Tennis/Squash Club and a separate Bowling Club. Nearby shops on Coldharbour Road as well as a Waitrose together with the Orpheus Cinema and a whole host of restaurants and coffee shops. The Downs offers 400 acres of recreational space and is within only 200 metres of the property.
- Whilst has been a cherished home for a large family, it offers glorious potential to extend and re-design to one's own preferences, subject to first obtaining the necessary consents. In recent years, houses in the vicinity have undergone significant investment and improvement partly due its unique location between the Downs and Redland Green Park. The house is now being sold with no onward chain making a prompt move possible.
- **Ground Floor:** entrance vestibule, reception hall, cloakroom/wc, dining room, sitting room, breakfast room, kitchen.
- **First Floor:** split level landing, 5 bedrooms, bathroom, separate wc
- **Extensive full height fully boarded attic.**
- **Outside:** driveway parking for at least two cars, single garage, wide front garden (55ft x 38ft), side garden (40ft x 23ft) and south-westerly facing rear garden with Victorian greenhouse (63ft x 55ft).
- **Opportunities like this are seldom available especially in this location, and whilst in the fullness of time one might decide to re-imagine the house, it is not a necessity having and a more sympathetic upgrade would be perfectly possible.**





GROUND FLOOR

APPROACH: from the pavement, there is a dwarf brick wall and driveway leading alongside the front garden to the single garage. Impressive bath stone pilaster with solid wood panelled front door and fan light, opening to: -

ENTRANCE VESTIBULE: brick tiled flooring with inlaid entrance mat, ceiling light point. Leaded light double casement doors, opening to: -

RECEPTION HALL: (13'7" x 9'0") (4.14m x 2.74m) a most welcoming introduction with exposed wooden floorboards, tall moulded skirtings, picture rail, simple moulded corning, ceiling light point, understairs storage, radiator. Elegant easy rising staircase rising to the first floor, enjoying natural light via a tall leaded light window to the side elevation. Doors with brass door furniture and moulded architraves, opening to: -

CLOAKROOM/WC: low level flush wc, wall mounted wash hand basin with hot and cold-water taps, obscure leaded light window to front elevation, tall moulded skirtings, coat hooks, ceiling light point.

DINING ROOM: (15'11" x 12'11") (4.85m x 3.94m) leaded light windows to the front elevation with overlights, central period fireplace with tiled surround and wooden mantel piece, tall moulded skirtings, picture rail, simple moulded corning, ceiling light point, radiator.

SITTING ROOM: (17'5" x 12'11") (5.30m x 3.94m) double opening leaded light casement doors with windows to side and over lights overlooking and opening externally onto the south-westerly facing rear garden. Central period fireplace with open fire, tall moulded skirtings, picture rail, simple moulded corning, radiator, ceiling light point.

BREAKFAST ROOM: (13'3" x 9'5") (4.04m x 2.87m) leaded light windows with overlights enjoying a south-westerly orientation overlooking rear garden. Chimney breast with recess having an Ideal gas fired boiler, recesses to either side of the chimney breast (one with fitted cupboards), original built-in glass fronted display cupboard with drawers and cupboards. Tall moulded skirtings, picture rail, radiator and ceiling light point. Door with brass door furniture and moulded architraves, opening to: -

KITCHEN: (12'10" x 7'10") (3.90m x 2.39m) window to the rear elevation with south-westerly orientation. Base level cabinets and drawers, stainless steel sink with draining boards to either side, space for gas/electric oven, space for tall fridge/freezer, space and plumbing for washing machine, radiator, illuminate strip light. Part obscure glazed door opening to side.

FIRST FLOOR

SPLIT LEVEL LANDING: enjoying plenty of natural light via the aforementioned tall leaded light window to the side elevation, tall moulded skirtings, picture rail, ceiling light point, airing cupboard housing hot water cylinder with slatted shelving. Doors with brass door furniture and moulded architraves, opening to: -

BEDROOM 1: (16'0" x 13'0") (4.87m x 3.96m) leaded light windows and overlights to the front elevation with an attractive and peaceful outlook. Central period fireplace with tiled surround and wooden mantel piece, tall moulded skirtings, wall mounted wash hand basin, picture rail, ceiling light point, radiator.

BEDROOM 2: (17'4" x 13'0") (5.29m x 3.97m) leaded light windows overlooking the rear garden with over lights, central period fireplace with tiled surround and wooden mantel piece, tall moulded skirtings, picture rail, radiator, two ceiling light points.

BEDROOM 3: (12'1" x 9'1") (3.69m x 2.77m) a pair of leaded light windows to the front elevation (one with overlights) and a pleasant outlook, tall moulded skirtings, picture rail, radiator, ceiling light point. Loft access.

BEDROOM 4: (13'3" x 9'6") (4.04m x 2.89m) leaded light windows with overlights to the rear elevation with sunny orientation, central chimney breast with period fireplace, wall mounted wash hand basin, tall moulded skirtings, picture rail, ceiling light point, radiator.

BEDROOM 5: (11'7" x 8'0") (3.52m x 2.43m) leaded light windows to the front elevation, tall moulded skirtings, picture rail, ceiling light point, radiator, wall mounted wash hand basin. Loft access.

BATHROOM/WC: (10'0" x 4'10") (3.05m x 1.47m) obscure lead light windows to the rear elevation with overlights, panelled bath with hot and cold water taps, wall mounted wash hand basin, tiled walls to dado height, radiator, ceiling light point.

SEPARATE WC: low level flush wc, tall moulded skirtings, radiator, ceiling light point, obscure leaded light window to the rear elevation with over light.

LOFT SPACE: (23'4" x 12'4" with 9'0" max ceiling height) (7.11m x 3.76m with 2.74m max ceiling height) fully boarded with light point. The space has potential for conversion to provide additional accommodation.





OUTSIDE

DRIVEWAY PARKING: driveway is currently laid out to provide parking for at least 2 cars. Giving access to: -

SINGLE GARAGE: (15'8" x 8'0") (4.77 x 2.44m) accessed via double wooden doors with obscure glazed panels, light and power connected.

FRONT GARDEN: (55ft x 38ft) (16.76m x 11.58m) the house is set well back from this quiet cul-de-sac behind a deep front garden predominantly laid to lawn having deep shrub borders featuring an array of flowering plants and mature shrubs. Access to the rear garden via either side of the house. To the north-westerly orientation there is: -

SIDE GARDEN: (40ft x 23ft) (12.19m x 7.29m) laid to lawn and level with deep shrub border to one side and timber fencing. This side section of garden creates an opportunity to add a side extension if so desired subject to first obtaining the necessary consents.

REAR GARDEN: (36ft extending to 55ft x 36ft extending to 63ft) (11.21m extending to 17.07m x 10.97m extending to 19.20m) immediately to the rear of the house there is a patio with ample space for garden furniture, potted plants and barbequing etc. the remainder of the garden is level and principally laid to lawn and enjoys a delightful south-westerly orientation. Enclosed on all 3 sides by deep shrub borders and timber fencing.

GREENHOUSE: (14'5" x 12'5" plus 12'5" x 10'10") (4.39m x 3.79m plus 3.79m x 3.29m) originally part of the estate fronting the Downs, the greenhouse was incorporated in the current property's garden when it was developed in the 1920's. Now in need of refurbishment but nevertheless a delightful space for the keen gardener.

IMPORTANT REMARKS

PROPERTY NOTE: having been in one family's ownership for such a long period and with some external cracks. TM Ventham Structural Engineers were instructed to provide a Structural Report on 20th February 2025. The findings of which were overall positive. The report is available to inspect on viewings.

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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:

- 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		70 C
55-68	D		
39-54	E		
21-38	F	28 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.



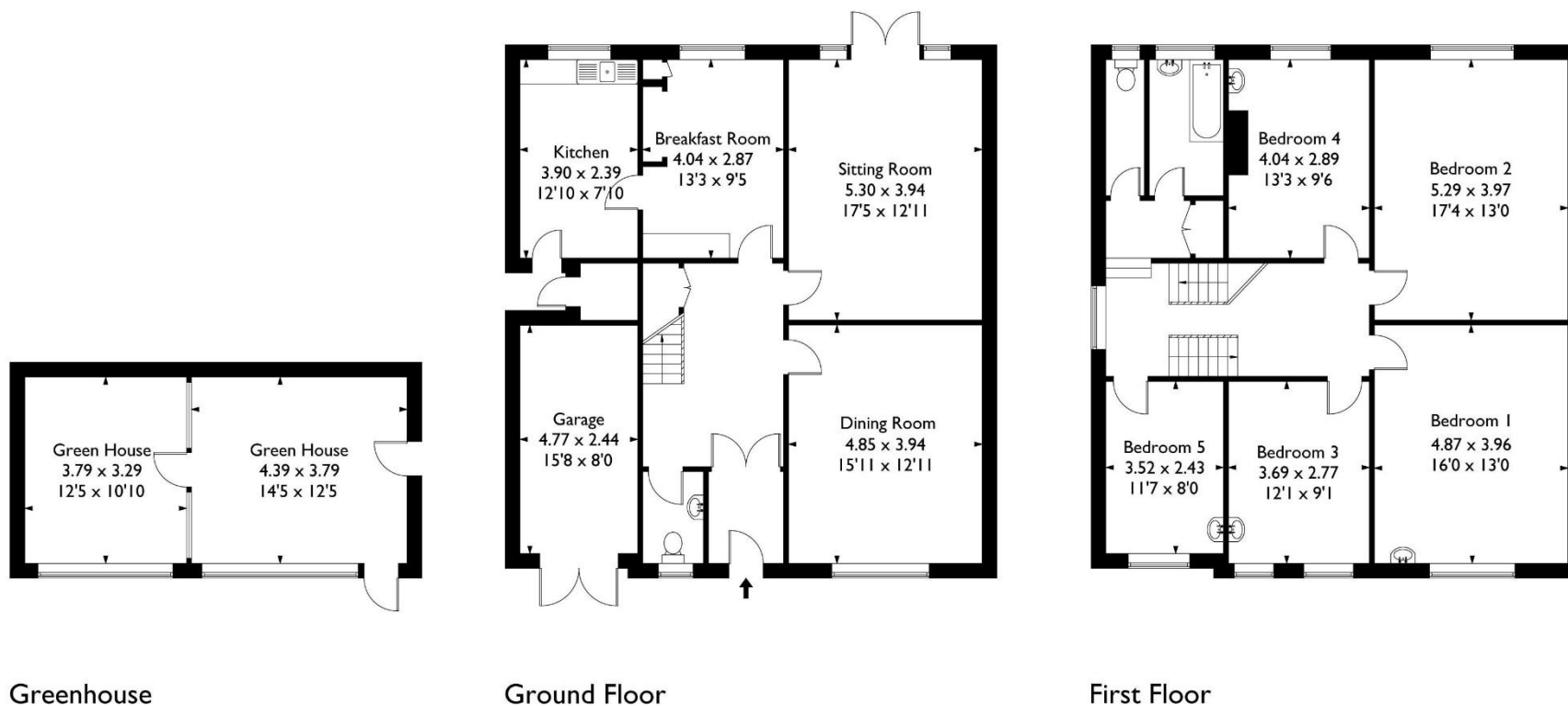
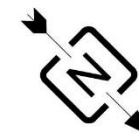


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Approximate Gross Internal Area 189.9 sq m / 2044 sq ft

Greenhouse Area 29.50 sq m / 317.40 sq ft

Total Area 219.40 sq m / 2361.70 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.