



9 East Shrubbery, Redland  
Guide Price £1,850,000

RICHARD  
HARDING







# 9 East Shrubbery,

Redland, Bristol, BS6 6SX

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An impressive and most attractive 7 bedroom Bath stone fronted detached family home situated on one of Redland's most sought after roads. Enjoying a 40ft x 30ft south-westerly facing rear garden and the incredibly rare advantage of a double and a single garage with loft/studio room over.

## Key Features

- Large sash windows, high ceilings and superb room proportions add to the sense of space in this much loved family home.
- **Ground Floor:** entrance hall, thro' lounge & family room, dining room, kitchen/breakfast room, utility room and ground floor cloakroom/wc.
- **First Floor:** landing, bedroom 1 (off mezzanine landing) with dressing room and en-suite bathroom/wc, bedroom 2, bedroom 3, bedroom 4/home office and family bathroom/wc.
- **Second Floor:** landing, bedroom 5 with en-suite shower room/wc, bedroom 6, bedroom 7 and study.
- **Outside:** front garden, 40ft x 30ft south-westerly facing rear garden, double and single garage, loft/studio room.





## GROUND FLOOR

**APPROACH:** via stone pillars and garden gate, with central pathway leading through an attractive low maintenance front garden with mature acers and a silver birch tree. The pathway leads up to part stained glass double doors providing the main entrance into the property.

**ENTRANCE HALLWAY:** (18'1" x 6'5" max inclusive of staircase) (5.51m x 1.96m) a welcoming and bright central entrance hallway with high ceilings, original ceiling cornicing, staircase rising to first floor landing with understairs storage cupboards. Doors lead off the entrance hallway to the through lounge and family room, dining room and kitchen/breakfast room.

**THRO' LOUNGE & FAMILY ROOM:** (29'11" x 14'2") (9.12m x 4.31m) two adjoining reception rooms spanning the length of the property with a wide bay to front comprising three sash windows and French doors to rear leading out to the rear garden, filling the space with natural light adding to the sense of space. There are high ceilings with ceiling cornicing and picture rail, a period style fireplace with woodburning stove, two radiators and built-in bookshelving to chimney recesses.

**DINING ROOM:** (15'2" x 14'7") (4.62m x 4.45m) high ceilings with ceiling coving, windows to front overlooking front garden, engineered oak flooring, radiator. Door connecting through to utility room.

**KITCHEN/BREAKFAST ROOM:** (19'2" x 16'2") (5.83m x 4.92m) a good sized sociable family kitchen/dining space with a modern fitted kitchen comprising base and eye level units with granite worktops over, central island, ample space for dining table and chairs, inset spotlights, radiator, double glazed bi-folding doors accessing the south-westerly facing rear garden.

**UTILITY ROOM:** (13'1" x 12'5") (3.76m x 3.35m) a generous utility space with base and eye level units, plumbing and appliance space for washing machine and dryer, worktops with inset sink and drainer unit, wall mounted Worcester gas central heating boiler, useful built-in storage cupboards with hanging rails and shelving. Stable style door to side accessing the side courtyard section, which connects through to the rear garden and garage/outbuilding. Further door off the utility room to:-

**CLOAKROOM/WC:** a ground floor wc with low level wc, small wall mounted wash hand basin, heated towel rail, part tiled walls and tiled floor.

## FIRST FLOOR

**LANDING:** a central landing with high ceilings, ceiling coving, sash window to front providing plenty of natural light through the landing and stairwell, doors lead off to bedroom 2, bedroom 3, bedroom 4 and the family bath/shower room/wc. Further door leads off to the principal bedroom (off the lower mezzanine landing). Staircase continues up to the second floor.

**BEDROOM 1:** (off mezzanine landing) (16'2" x 9'5" plus adjoining dressing room and en-suite bathroom/wc) (4.93m x 2.86m) a double bedroom with attractive part stained glass feature windows to rear overlooking the rear garden, built-in wardrobes and doorway through to:-

**Dressing Area:** built-in wardrobes and drawers, skylight window and door off to:-

**En-Suite Bathroom/WC:** panelled jacuzzi bath, low level wc, wash hand basin, tiled walls, heated towel rail and Velux skylight window.

**BEDROOM 2:** (front) (18'6" max into bay x 14'2") (5.64m x 4.31m) a double bedroom with high ceilings, ceiling cornicing, picture rail, wide bay to front comprising three sash windows, and a radiator.

**BEDROOM 3:** (rear) (14'3" x 11'1") (4.35m x 3.37m) a double bedroom (currently used as a further reception room) with large south-westerly facing sash window to rear, high ceilings, ceiling coving, picture rail, radiator and built-in bookcasing.

**BEDROOM 4/HOME OFFICE:** (11'0" x 10'11" max reducing to 7'8") (3.36m x 3.32m/2.34m) high ceilings with ceiling coving and picture rail, two sash windows to front and a radiator.

**FAMILY BATHROOM/WC:** a good sized family bathroom with double ended freestanding bath, low level wc with concealed cistern, wash hand basin with storage drawer beneath, recessed shower enclosure with system fed shower, airing cupboard housing the pressurised hot water cylinder with shelving over.

## SECOND FLOOR

**LANDING:** doors off to bedroom 5, bedroom 6, bedroom 7 and a study. Wall mounted thermostat control for central heating.

**BEDROOM 5:** (front) (13'7" x 11'8") (4.14m x 3.55m) a double bedroom with sash window to front, radiator, built-in wardrobes and door accessing:-

**En-Suite Shower Room/WC:** white suite with shower enclosure and Mira electric shower, low level wc with concealed cistern, wash hand basin set into a counter, sash window to rear, heated towel rail and recessed cupboard with built-in shelving.





**BEDROOM 6:** (front) (15'7" x 14'8" max into chimney recess) (4.75m x 4.48m) a double bedroom with two sash windows to front, a period style fireplace and a radiator.

**BEDROOM 7:** (rear) (14'2" max x 10'11") (4.31m x 3.32m) a double bedroom with sash window to rear, recessed cupboard housing a second Worcester central heating boiler.

**STUDY:** (8'9" x 7'6") (2.66m x 2.28m) dual aspect windows to rear and side, stable style door accessing a small balcony.

## OUTSIDE

**FRONT GARDEN:** a tastefully landscaped front garden, mainly laid to stone chippings with mature acer trees, various shrubs, an ornamental pond and a silver birch tree. Central pathway leading up to the main entrance door.

**REAR GARDEN:** (approx. 40ft x 30ft) (12.19m x 9.14m) a south-westerly facing level garden mainly laid to sandstone paving with built-in bench seating, raised flower borders rich in life. Outdoor lighting, access to both the double and single garages, and an external staircase rising to the annexe studio room.

**GARAGING:** (18'1" x 15'3" and 15'3" x 12'6") (5.50m x 4.66m and 4.66m x 3.81m) the property has the incredibly rare advantage of a double and single garage with double electric roller shutter door entrances off Shrubbery Cottages.

**ANNEXE LOFT STUDIO ROOM:** (27'5" x 15'5") (8.35m x 4.69m) an incredibly useful room, perfect for a work space from home, a games room, gym or hobby space, with Velux skylight windows to front and rear, a feature fireplace, built-in shelving, power and light.

## IMPORTANT REMARKS

**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		77 C
55-68	D	57 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.





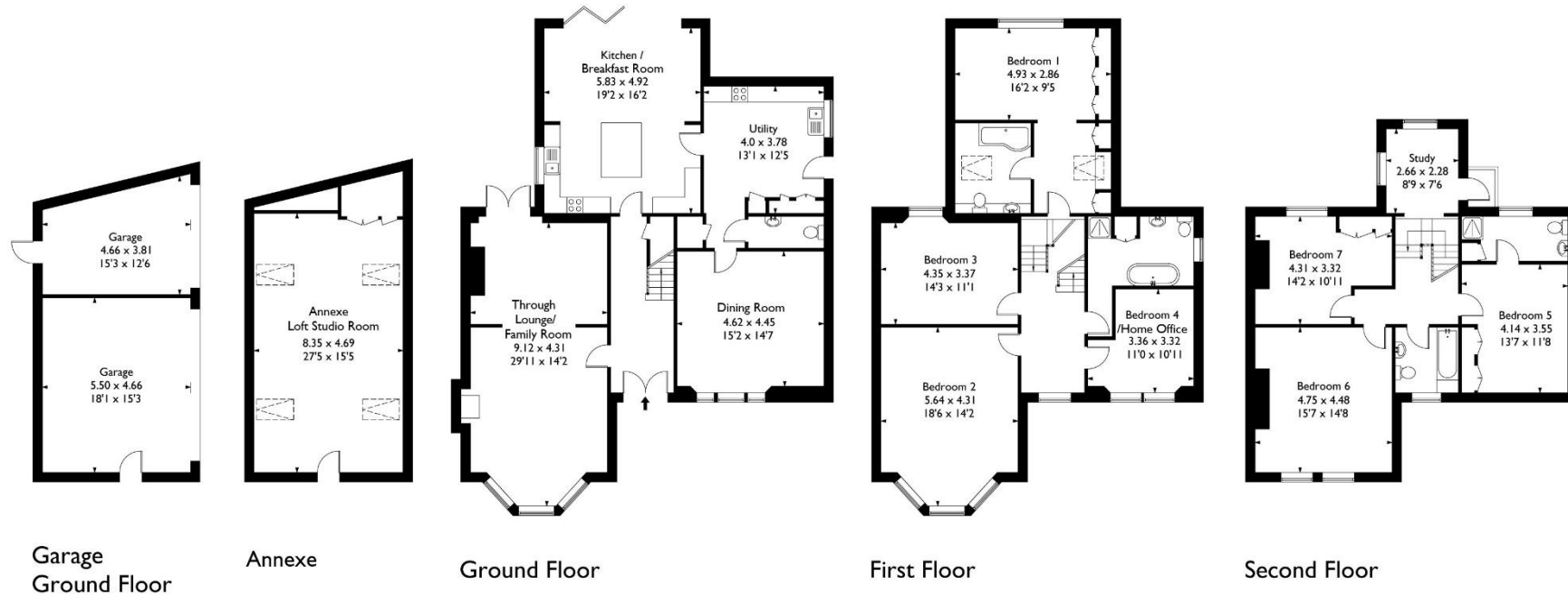






# East Shrubbery, Redland, Bristol BS6 6SX

Approximate Gross Internal Area 288.8 sq m / 3108.2 sq ft  
Cellar Area 83.1 sq m / 894.5 sq ft  
Total Area 371.9 sq m / 4002.7 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.