



165 Redland Road, Redland

Guide Price Range £1,500,000 - £1,550,000

RICHARD
HARDING



165 Redland Road,

Redland, Bristol, BS6 6YQ

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A truly impressive and spacious (3,604 sq. ft.) 7 double bedroom (multiple en-suite) family home in the heart of Redland, within just 530 metres of Redland Green School, enjoying a superb extended kitchen/dining space, two further reception rooms, storage cellars, off road parking for two cars and a 35ft x 29ft level rear garden.

Key Features

- Renovated by the current owners in 2015, this spacious and light Redland home offers the space, flexibility and layout conducive to modern family living.
- Prime location in the heart of Redland, with the green open spaces of Redland Green park and Durdham Downs nearby, whilst also being accessible for Whiteladies Road and all central areas. Excellent local schools include St Johns & Westbury Park Primary Schools (450 metres) and Redland Green School (500 metres). Redland train station, Waitrose supermarket and Redland Tennis Club are also nearby.
- **Ground Floor:** entrance vestibule with handy covered bike storage area flows through into a gorgeous central reception hallway with two reception rooms to the front, a cloakroom/wc, access to the lower ground floor cellars. Spectacular extended 26ft x 23ft sociable kitchen/dining space, with bi-folding doors accessing the rear garden.
- **First Floor:** central landing, principal bedroom suite with dressing area and en-suite shower room, bedrooms 2 & 3 (both also with en-suite), bedroom 4.
- **Second Floor:** central galleried landing with large Velux skylight windows over pouring natural light through the stairwell, three further double bedrooms (two with en-suite), upstairs laundry room and airing cupboard, plus a family bath/shower room/wc.
- **Outside:** front garden with off road parking for two cars and an EV charging point, 39ft x 29ft level rear garden with side access through to the front of the house plus 3 terraces/balconies to the front.
- No onward chain, making a prompt and convenient move possible.
- A truly stunning period home of a wonderful scale and presentation.





GROUND FLOOR

APPROACH: via attractive stone pillars entering the driveway, providing off road parking for two vehicles. The driveway continues into a path leading up the left hand side of the building to the main front door to the house. Door opens to:-

ENTRANCE VESTIBULE: (6'8" x 4'8") (2.03m x 1.42m) high ceilings, double doors entering the main reception hallway. Further part glazed door accessing:-

Lean-To Bicycle Storage Area: (17'5" x 4'6") (5.32m x 1.38m) an incredibly useful lean to bicycle storage area with built-in shelving and door connecting through to the rear garden providing a handy side access through to the back of the property.

RECEPTION HALLWAY: (19'0" x 8'10") (5.79m x 2.69m) wonderful high ceilings with ceiling coving and picture rail. Traditional staircase rising to first floor landing, tiled flooring with underfloor heating. Doors leading off to bay fronted sitting room, reception 2, ground floor cloakroom/wc and the fabulous extended sociable kitchen/dining room.

SITTING ROOM: (front) (24'6" max into bay x 14'3" max into chimney recess) (7.46m x 4.35m) a large bay fronted sitting room with high ceilings, ceiling coving and picture rail. Feature fireplace with woodburning stove, surround and mantle and tiled hearth. Double glazed sliding sash style windows to front, engineered oak flooring, radiators.

RECEPTION 2: (14'0" x 9'5" max into chimney recess) (4.26m x 2.87m) a useful second reception room, currently used as a home office but would work well as a music room etc., with high ceilings, ceiling coving and picture rail. Attractive period fireplace with inset tiles, wood surround and high level mantle. French doors to front accessing the covered courtyard beneath the balcony above, radiator, engineered oak flooring.

CLOAKROOM/WC: an L shaped cloakroom/wc with low level wc, pedestal wash basin, corner storage cupboard, further recessed meter cupboard housing fuse box for electrics tiled floor and an extractor. Access to the cellar space. Tiled floor and an extractor.

KITCHEN/DINING/LIVING ROOM: (26'2" x 23'0") (7.98m x 7.00m) an incredible extended large sociable kitchen/dining room with a modern fitted kitchen comprising base and eye level gloss white units with woodblock worktop over. Large central island with built-in storage, overhanging breakfast bar providing seating for 6. Integrated Bosch dishwasher, inset 1 ½ bowl sink and drainer. Appliance space for range cooker and American style fridge/freezer. An abundance of natural light provided by the two glazed rooflight panels and five bi-folding doors to rear, accessing the rear garden. Tiled floor with underfloor heating, feature fireplace and ample space for dining and seating furniture.

FIRST FLOOR

LANDING: a central landing with stairs rising up through the building to the second floor, radiator. Doors lead off to:-

BEDROOM 1: (18'6" max into bay x 14'3" max into chimney recess, plus additional dressing area and en-suite) (5.63m x 4.35m) a double bedroom with wide bay to front comprising double glazed sliding sash style windows, high ceilings with ceiling coving, picture rail and inset spotlights. Radiators and tv point. The bedroom flows round into a dressing area with built-in wardrobes with mirror fronted tall doors. Door accessing:-

En-Suite Shower Room/WC: shower enclosure with dual headed system fed shower, low level wc, pedestal wash basin, heated towel rail, mirrored bathroom cabinet, shaver point, tiled floor, part tiled walls, sliding double glazed sash style window to side.

BEDROOM 2: (rear) (15'1" x 12'3") (4.61m x 3.74m) a double bedroom with high ceilings, ceiling coving, picture rail, two double glazed sliding sash style windows to rear, and a radiator. Door accessing:-

En-Suite Shower Room/WC: white suite comprising shower enclosure with dual headed system fed shower, low level wc, pedestal wash basin, heated towel rail. Double glazed sliding sash style window to side.

BEDROOM 3: (off lower landing) (11'6" x 10'10") (3.51m x 3.29m) a double bedroom with coving, double glazed window to rear, radiator. Door accessing:-

En-Suite Shower Room/WC: white suite with corner shower enclosure with system fed shower, low level wc, wall mounted wash basin, inset spotlights and an extractor fan.

BEDROOM 4: (front) (14'0" x 9'8" max into chimney recess) (4.26m x 2.94m) a double bedroom, currently used as a home office, with high ceilings, ceiling coving, contemporary upright radiator, recessed storage cupboard. Double glazed French doors accessing balcony with breathtaking cityscape views over the surrounding area towards the Dundry Hills.

SECOND FLOOR

LANDING: a large central galleried landing with plenty of natural light provided by the high level Velux windows to front and rear, ceiling coving, picture rail. Lower mezzanine landing with access off to the family bathroom and utility room/airing cupboard. Off the second floor landing there are doors to three further double bedrooms.

BEDROOM 5: (front) (15'5" x 14'2") (4.70m x 4.33m) a double bedroom with double doors to front accessing a rooftop terrace with incredible city views, radiator. Door to:-

En-Suite Shower Room/WC: white suite comprising shower enclosure with dual headed system fed shower, low level wc, pedestal wash basin, heated towel rail. Double glazed window to side, inset spotlights and an extractor fan.





BEDROOM 6: (rear) (15'1" x 12'3") (4.61m x 3.74m) a large double bedroom with double glazed windows to rear, period fireplace, radiator. Door accessing:-

En-Suite Shower Room/WC: white suite comprising shower enclosure with dual headed system fed shower, low level wc, pedestal wash basin, heated towel rail, inset spotlights, extractor fan and a double glazed window to side.

BEDROOM 7: (front) (13'11" x 9'8") (4.25m x 2.94m) a double bedroom with dormer window to front with double glazed windows offering a similar far reaching outlook, radiator.

FAMILY BATHROOM/WC: (off mezzanine landing) (11'5" x 6'6") (3.48m x 1.98m) white suite comprising panelled bath with mixer taps and shower attachment, low level wc, pedestal wash basin, spotlights, extractor fan, heated towel rail, additional radiator, and two double glazed windows to rear.

LAUNDRY ROOM: (8'2" x 6'3") (2.50m x 1.90m) a practical utility space close to the bedrooms with appliance space for washing machine and dryer, built-in base and eye level units with inset sink, Valliant gas central heating boiler with associated controls and pressurised water cylinder. Additional space for airing cupboard shelving unit.

CELLARS

(13'11" x 12'0") (4.25m x 3.66m) steps descend from the ground floor cloakroom/wc to an internal cellar storage room providing generous storage space.

OUTSIDE

FRONT GARDEN & OFF ROAD PARKING: the front of the property has been tastefully landscaped to afford off road parking for two vehicles. EV charging point. Space for bin and recycling. Flower borders containing rosemary and lavender. Covered courtyard seating area. Side access path to the main front door.

REAR GARDEN: (approx. 35ft x 29ft) (10.67m x 8.84m) a level lawned rear garden with sunken paved seating area closest to the property, providing ample space for outdoor furniture and entertaining space. The garden is framed with attractive stone boundary walls and there is outdoor lighting and a handy walkway through to the entrance vestibule and front of the building, as well as outdoor tap and power sockets.

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 with a perpetual yearly rent charge of £15.15s.0d p.a. 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		
69-80	C	71 C	79 C
55-68	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.



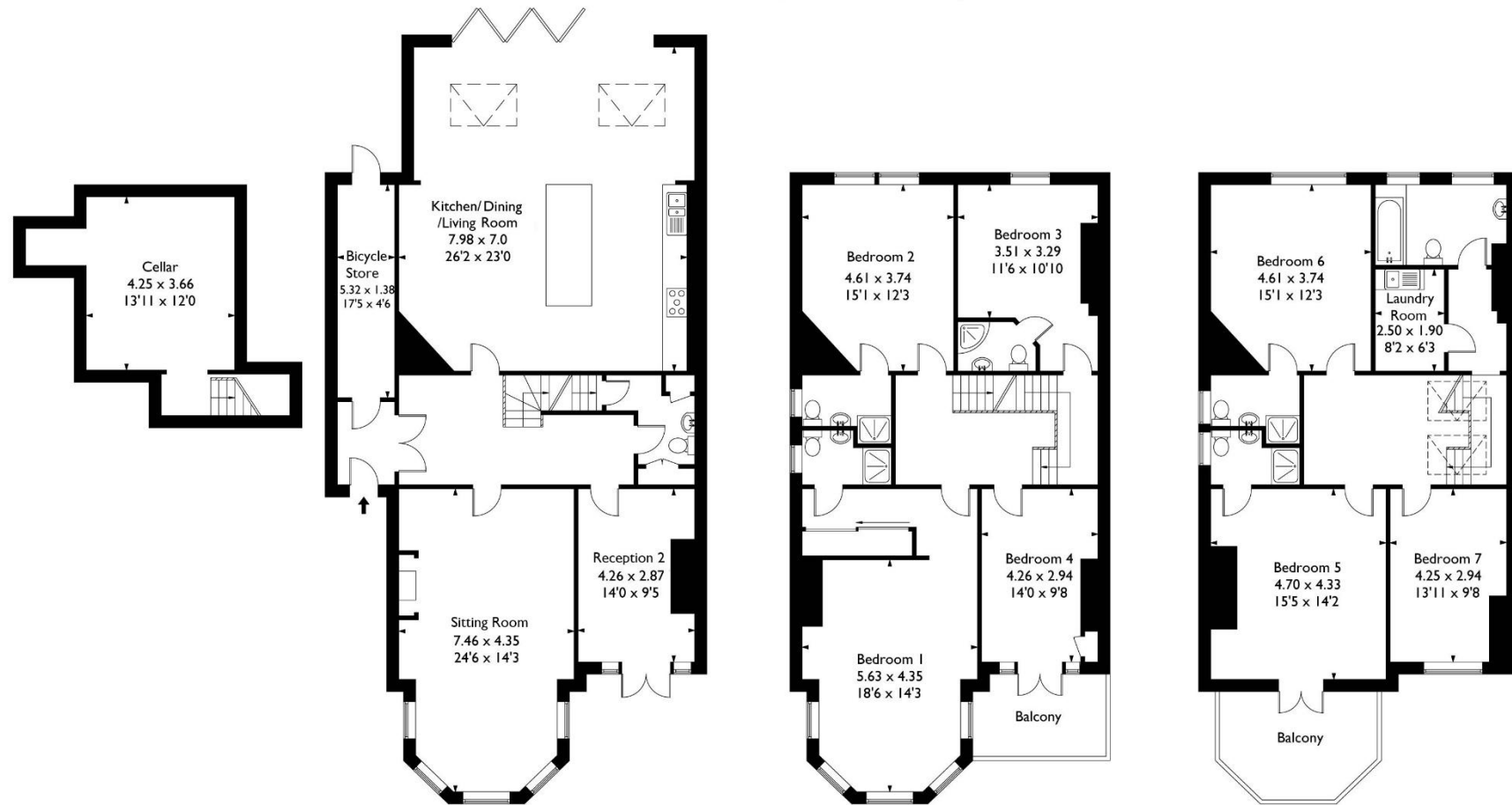


Redland Road, Redland, Bristol BS6 6YQ

Approximate Gross Internal Area 314.70 sq m / 3387.0 sq ft

Basement Area 20.20 sq m / 217.40 sq ft

Total Area 334.90 sq m / 3604.40 sq ft



Basement

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.