



68 Chesterfield Road, St Andrews

Guide Price Range £1,000,000 - £1,100,000

RICHARD
HARDING



68 Chesterfield Road,

St Andrews, Bristol, BS6 5DP

RICHARD
HARDING

An incredibly spacious and versatile (over 3,000 sq. ft.) Victorian semi-detached family home located in the friendly and neighbourly community of St Andrews. Enjoying wonderful room proportions throughout, sunny rear garden and balcony, as well as the rare advantage of off-street parking and a garage.

Key Features

- Situated on a popular, peaceful and neighbourly side street close to St Andrew's Park and within a short stroll of the independent shops, cafes and restaurants of Gloucester Road. Bus connections and local Montpelier train station are also nearby as is access to all central areas.
- High ceilings, period features and excellent room proportions add to this property's sense of space and light.
- Flexible and roomy accommodation with a fantastic lower ground floor space offering great flexibility, perfect for hobby spaces, work from home or visitors/guest accommodation.
- Outside of the property there is off-street parking to the front and then a shared driveway to the side, accessing the garage. To the rear a raised sun terrace leads off from the dining space and a sunny lawned rear garden beyond.
- A fabulous, large period home with much to offer and exciting further potential for some cosmetic updating in areas.





GROUND FLOOR

APPROACH: via a block paved landscaped driveway providing off road parking for up to two vehicles. The driveway is tastefully designed with hedgerows and flower border framing it and it leads up to the main front door to the house. To the right of the driveway there is an additional shared gated driveway leading down to the garage.

ENTRANCE VESTIBULE: a spacious welcoming entrance vestibule with high ceilings, original ceiling corning and beautiful original stained glass windows and door which lead through to the main entrance hallway.

ENTRANCE HALLWAY: a generous entrance hallway with exposed stripped floorboards, period style radiator, staircase rising to first floor landing, doors off to two good sized reception rooms and a separate kitchen/dining room. Staircase descends down to the lower ground floor accommodation.

SITTING ROOM: (front) (17'6" x 15'3") (5.33m x 4.65m) a large bay fronted sitting room with high ceilings, ceiling corning, bay window to front comprising double glazed windows with original stained glass panels over. Exposed stripped floorboards, period fireplace with impressive marble surround and mantel, radiator and door connecting through from the first to the second reception room.

RECEPTION 2: (rear) (16'9"x 12'10") (5.10mx 3.91m) high ceilings with ceiling coving, feature chimney recess, built-in bookshelving to alcoves, exposed stripped floorboards, radiators. Double glazed windows to rear, overlooking the sun terrace, which is also accessible from the kitchen/dining room.

KITCHEN/DINING ROOM: (23'11" x 12'0") (7.30m x 3.65m) a fabulous extended light filled kitchen/dining space with floor to ceiling sliding doors and glass panel to rear, with the doors accessing a sun terrace/balcony overlooking the rear garden and attracting much of the day's sunshine. Fitted kitchen comprising base and eye level cupboards and drawers with granite worktops over, island with plumbing and appliance space for dishwasher. Further appliance space for American style fridge/freezer, range cooker and separate fridge. Glazed rooflight panel over the dining area, further high level double glazed window to side, and a radiator.

FIRST FLOOR

LANDING: a central landing flooded with natural light provided by the beautiful large stained glass sash window to side. Doors lead off the landing to three good sized double bedrooms and a family bathroom/wc. Further door connects through to a staircase rising to the second floor.

BEDROOM 1: (17'6" x 13'9") (5.33m x 4.19m) a generous principal double bedroom with high ceilings, ceiling coving, bay window to front comprising double glazed windows, built-in wardrobes to chimney recesses, built-in bookcases, radiator and a period cast iron fireplace.

BEDROOM 2: (13'7" x 11'2") (4.14m x 3.40m) high ceilings, double glazed window to rear, built-in bookcases, radiator and a period fireplace.

BEDROOM 3: (11'9" x 9'9") (3.59m x 2.96m) a double bedroom with high ceilings, double glazed windows to front, built-in bookcases and a period fireplace.

FAMILY BATHROOM/WC: a larger than average family bathroom (originally a double bedroom), with white suite comprising central double ended bath with central mixer taps, low level wc, two pedestal wash basins, period fireplace, inset spotlights, recessed shower enclosure with system fed shower, built-in storage cabinets, radiator, tiled floor and a double glazed window to side.

SECOND FLOOR

LANDING: staircase entering a loft converted double bedroom.

BEDROOM 4: (18'6" x 12'5") (5.63m x 3.79m) Velux windows to front and side, radiator, recessed walk-in dressing area with built-in drawers and hanging rails. Door leading off to:-

En-Suite Shower Room/WC: a shower area with system fed shower, wash hand basin with storage shelving beneath, low level wc with concealed cistern, and a Velux skylight window to rear offering breathtaking cityscape views over rooftops of St Andrews towards Bishopston and Redland.





LOWER GROUND FLOOR

Flexible lower ground floor accommodation, perfect for additional reception space, hobby rooms and visiting relatives.

LANDING: doors lead off to reception 3/garden studio room, utility room, shower room/wc and bedroom 5/reception 4.

RECEPTION 3/GARDEN STUDIO ROOM: (27'9" x 11'4") (8.47m x 3.45m) an impressive reception room, currently used as a working studio, but would work equally well as a children's play room/games room/further sitting room; with large sliding doors to rear accessing the rear garden, radiator, wood flooring, recessed alcove shelving and door through to:-

Storage Room: (front) (14'4" x 11'4") (4.38m x 3.45m) inset spotlights, wood flooring, double glazed window to front, radiator and inset spotlights.

BEDROOM 5/RECEPTION 4: (10'5" x 10'4") (3.17m x 3.14m) inset spotlights, tiled floor, high level window to side.

UTILITY: (8'11" x 8'8") (2.72m x 2.65m) useful utility space with built-in base level units with woodblock worktop over, floor standing Worcester gas central heating boiler, plumbing and appliance space for washing machine and dryer, and a high level window to side.

SHOWER ROOM/WC: low level wc, small shower enclosure with system fed shower, bowl style sink, tiled floor and part tiled walls.

OUTSIDE

OFF-STREET PARKING & FRONT GARDEN: there is a landscaped driveway to the front providing off street parking for up to two vehicles, with a shared gated driveway beside providing access down towards the rear garden and single garage.

SINGLE GARAGE: (17'7" x 9'9") (5.35m x 2.98m) roller shutter door to front and double glazed door to side accessing the rear garden.

REAR GARDEN: sunny westerly facing lawned rear garden with sunken paved seating area closest to the property, handy gated side access through to the shared driveway.

BALCONY/SUN TERRACE: there is a sun terrace accessed off the kitchen/dining room with plenty of space for outdoor seating and retaining much of the afternoon's summer sunshine.

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.

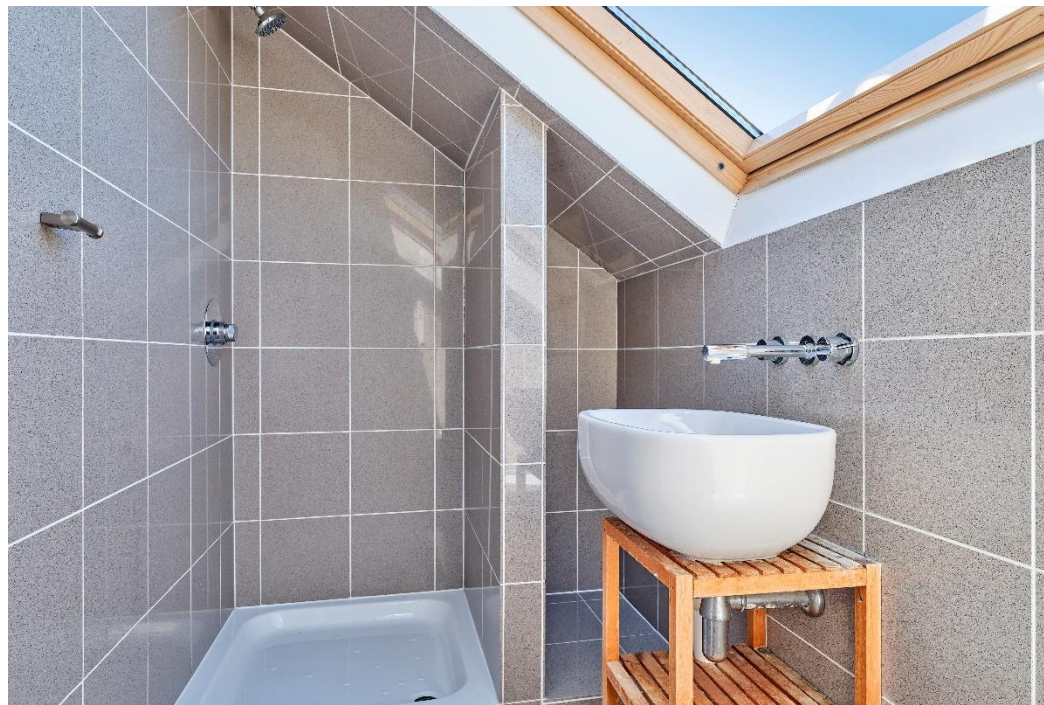
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

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		
69-80	C		
55-68	D	56 D	77 C
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.





Chesterfield Road, St. Andrews, Bristol BS6 5DP

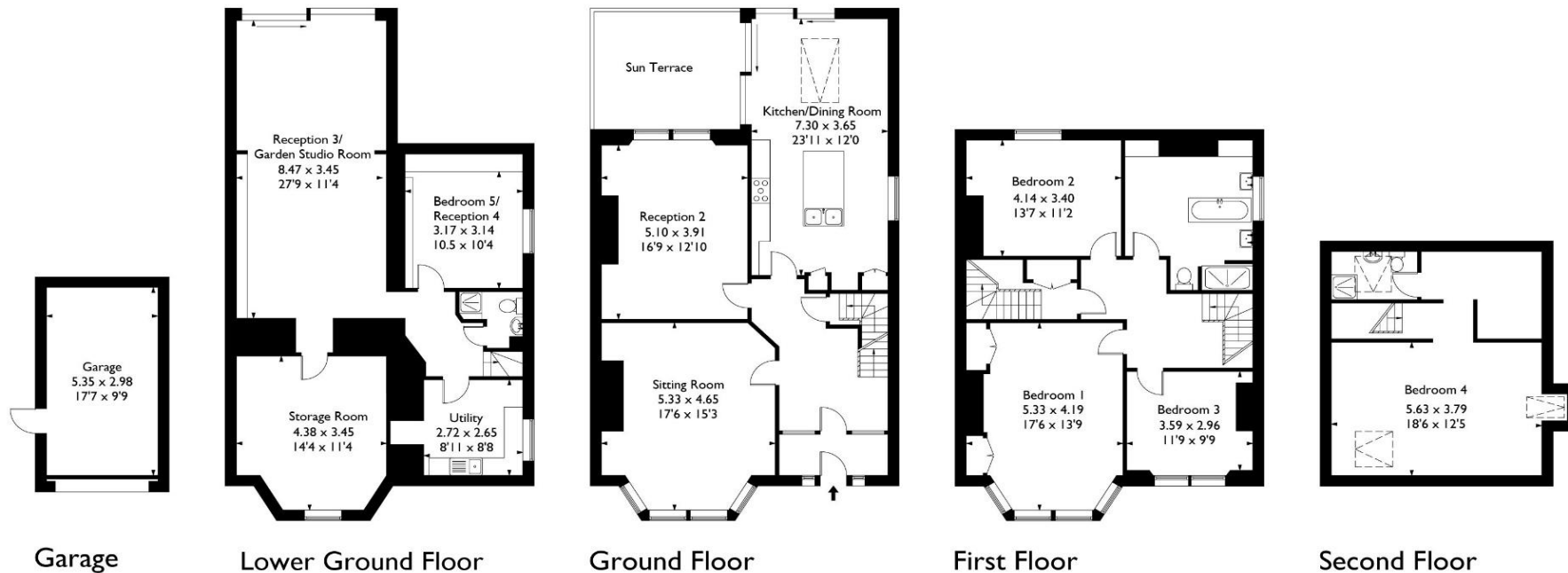
Approximate Gross Internal Area 281.6 sq m / 3030.3 sq ft

Garage Area 15.9 sq m / 171.6 sq ft

Total Area 297.5 sq m / 3201.9 sq ft



= Reduced headroom below 1.5m / 5'0"



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.