



Halcyon, 1c Oakfield Place

Guide Price £1,750,000

RICHARD  
HARDING







# Halcyon, 1c Oakfield Place

Clifton, Bristol, BS8 2BJ

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A truly exquisite, highly specified brand new detached 4 bedroom home tucked away just off Whiteladies Road. Enjoying a breath-taking interior, a sunny town garden, a roof terrace and off road parking for 2 cars.

## Key Features

- High quality finish and an exceptional A rated energy efficiency (96A on the EPC).
- Versatile accommodation of circa 2,500 sq. ft. with a flowing layout, incredible basement cinema room, a gorgeous principal bedroom with dressing area, en-suite and south facing private roof terrace, and much more.
- Tucked away in an incredibly convenient and central part of Clifton, within a level stroll of excellent restaurants and amenities of both Whiteladies Road/Cotham Hill and Clifton Village, as well as being nearby excellent schools including Bristol Grammar, QEH and Clifton College.
- A truly jaw dropping bespoke newly built home of real quality, which must be viewed internally to be fully appreciated.





## GROUND FLOOR

**APPROACH:** discreet main front door under a covered entrance leads into an entrance vestibule.

**ENTRANCE VESTIBULE:** (5'9" x 5'6") (1.75m x 1.68m) inset spotlights, attractive tiled floor, double doors accessing a recessed boot room with storage rail and gas meter. Wall mounted alarm control panel and glazed double doors entering the reception hallway.

**RECEPTION HALLWAY:** a wonderful welcoming central reception hallway with parquet style tiled floors with underfloor heating, recessed cloakroom/wc, staircase rising to first floor landing and descending to the lower ground floor landing and doors leading off to the sitting room, kitchen/dining room, home office and storage cupboard, with built in shelving and fuse box for electrics.

**LIVING ROOM:** (19'3" x 16'1") (5.88m x 4.90m) a gorgeous sitting room with tall double glazed windows to rear and double glazed Crittall style doors to side, providing a seamless access out onto the sunny garden and parking area. Further double doors fold open to provide a sociable connection through to the impressive kitchen/dining room.

**KITCHEN/DINING ROOM:** (24'8" x 16'1") (7.51m x 4.90m) a luxurious integrated kitchen with matt charcoal handleless units and large central island with overhanging breakfast bar providing ample seating, inset 1½ bowl sink with bowling hot water tap over, a larder style fridge, freezer, integrated dishwasher and induction hob with draw down extraction. Double eye level Siemens ovens with heated drawer beneath, grey stone tiled floor with underfloor heating, inset spotlights, inset ceiling speakers, space for large family dining table and chairs and Crittall style bi-folding doors to rear provide a seamless connection through to the sunny rear garden. Further feature eye lit window to side behind the sink between the work counter and wall units and double doors connecting through to the sitting room.

**STUDY:** (8'3" x 8'3") (2.52m x 2.52m) a good sized workspace from home tucked away off the reception hallway with a double glazed window to front, herringbone style tiled flooring with underfloor heating and inset spotlights.

## FIRST FLOOR

**LANDING:** a spacious L shaped landing with doors off to 3 good sized double bedrooms and the principal family bathroom/wc.

**BEDROOM 2:** (17'5" x 13'11") (5.32m x 4.24m) a double bedroom with double glazed windows with integrated blinds, inset spotlights, underfloor heating built in wardrobes and door accessing:

**En Suite Shower Room/wc:** walk in wet room style shower with dual headed system fed shower and alcove shelf, low level wc with concealed cistern, wall mounted wash basin with integrated drawers beneath, shaver point, recessed storage cupboard, contemporary towel rail and circular bathroom mirror with built in light and demisting function.

**BEDROOM 3:** (15'3" x 8'4") (4.66m x 2.55m) a double bedroom with dual aspect windows to side and rear with integrated blinds, inset spotlights, underfloor heating and door accessing:

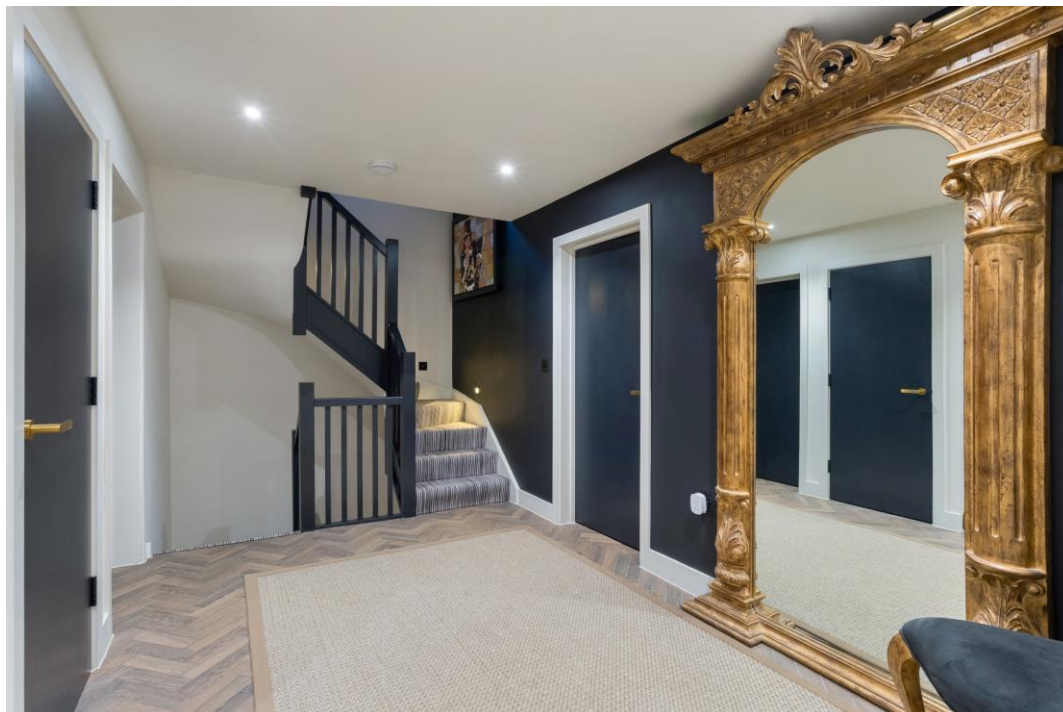
**En Suite Shower Room/wc:** walk in wet room style shower enclosure with dual headed system fed shower and alcove shelf, low level wc with concealed cistern, wall mounted sink with built in drawers beneath, shaver point, circular bathroom mirror with built in light and demisting function, contemporary heated towel rail and double glazed window.

**BEDROOM 4:** (10'1" x 8'11") (3.07m x 2.73m) a double bedroom with built in wardrobes, inset spotlights and double glazed window to side, underfloor heating.

**BATHROOM/WC:** a gorgeous family bathroom with floor standing oval contemporary bath tub with mixer taps and shower head attachment, low level wc with concealed cistern, wall mounted sink with floating shelving beneath, circular bathroom mirror with built in light and demisting function, recessed cupboards, feature charcoal timber slatted walls, contemporary heated towel rail, shaver point and double glazed window to side.

## SECOND FLOOR

**LANDING:** with natural light provided by the tall aluminium double glazed window to side and a door enters the principal bedroom suite.







**BEDROOM 1: (13'11" x 13'7") (4.24m x 4.13m)** tranquil and indulgent principal bedroom with large walk in dressing area with built in wardrobes and bi-fold doors with integrated blinds accessing a private south easterly facing roof terrace. Underfloor heating, sliding pocket door accessing a luxurious en-suite shower room/wc.

**En Suite Shower Room/wc:** stylish en suite with walk in wet room style shower area with dual headed system fed shower, 2 Duravit sinks with wall mounted mixer taps set into a floating cabinet with drawers, shaver point, wall mirrors with demisting and lighting, extractor fan, inset spotlights, low level wc with concealed cistern and double glazed window to side.

**Roof Terrace:** (circa 14ft x 10ft) (4.27m x 3.05m) grey composite decked floor rendered and obscured glazed boundaries with inset low level lighting - a real suntrap.

## LOWER GROUND FLOOR

**LANDING:** central landing and boot room area with built in bench seat, wall hooks and shelving, generous understairs storage cupboard, herringbone tiled floor with underfloor heating and doors off to the cinema room and utility room.

**CINEMA ROOM: (13'10" x 13'4") (4.22m x 4.06m)** an impressive lower ground floor cinema room with air circulation system, inset spotlights, inset ceiling speakers, large cinema screen and projector unit.

**UTILITY ROOM:** plumbing and appliance space for washing machine and dryer with base and eye level units and work counter over with inset sink. The CCTV system and pressurised hot water cylinder, as well as underfloor heating manifolds, inset spotlights and extractor fan.

## OUTSIDE

**GATED OFF ROAD PARKING & REAR GARDEN:** the property has the rare advantage of gated off road parking for two cars on a cobbled driveway behind the property which leads into a sunny low maintenance garden terrace laid to tiling with raised borders containing trees providing partial screening and privacy from neighbouring buildings.

## 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

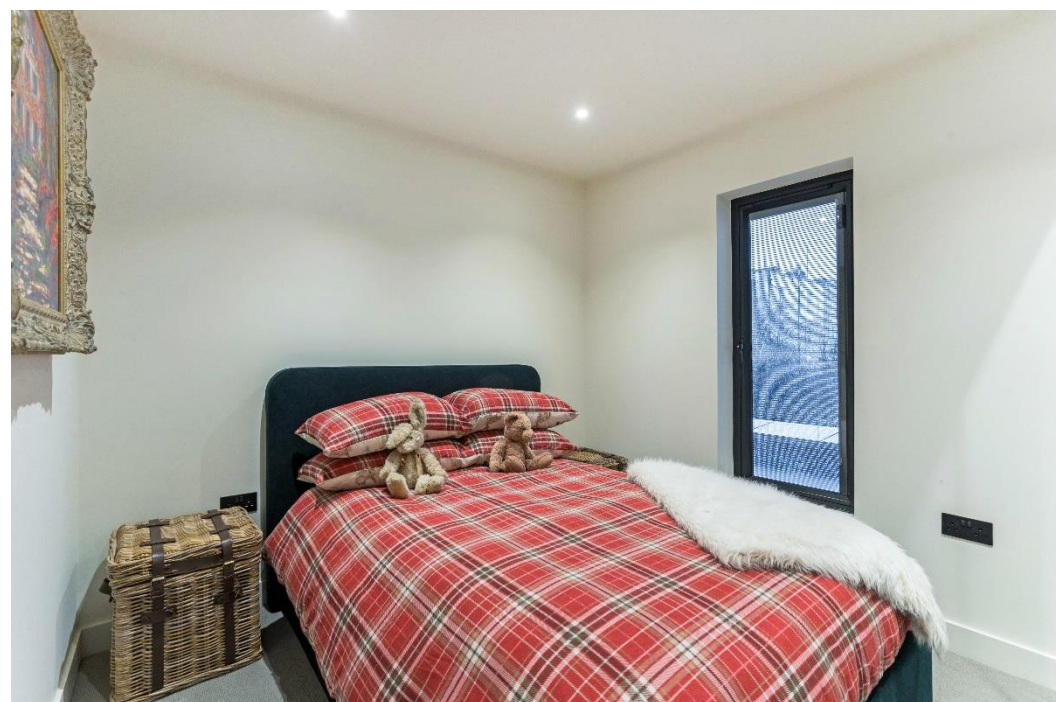
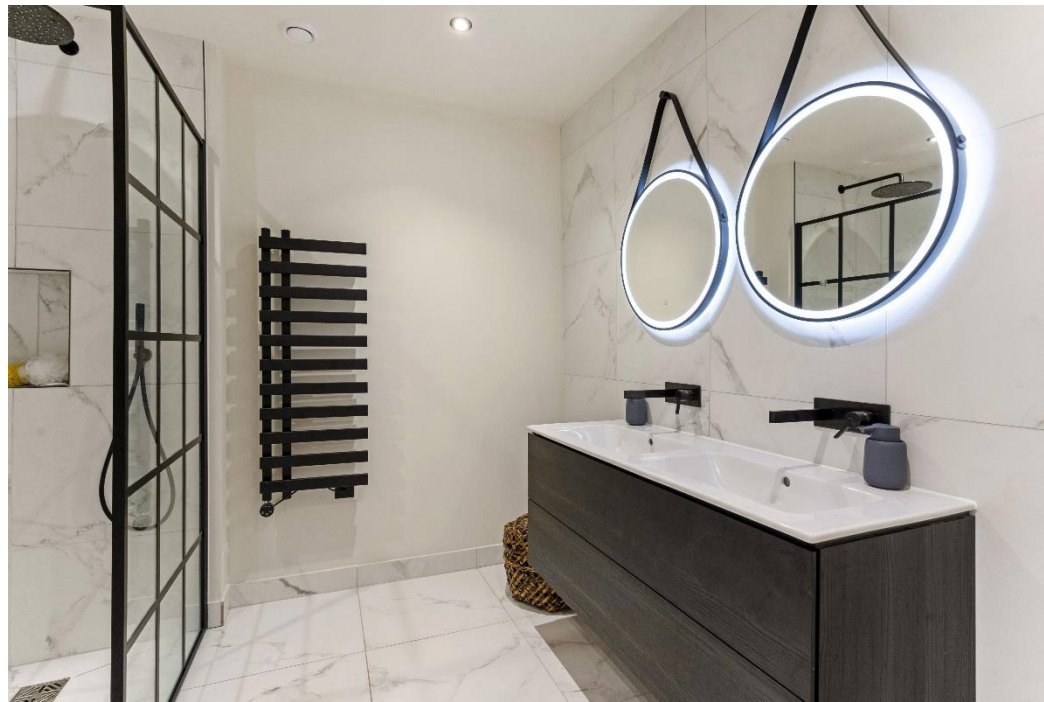
## **PLEASE NOTE:**

- 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	96 A	96 A
81-91	B		
69-80	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.



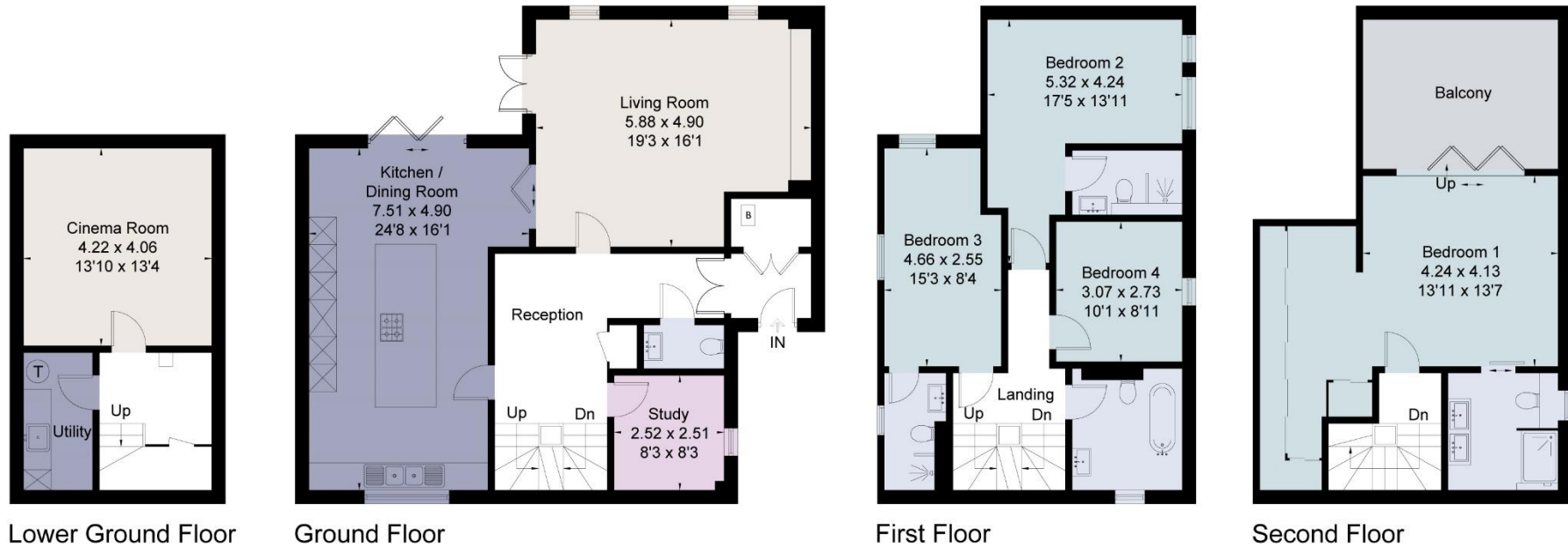








Approximate Floor Area = 224.7 sq m / 2419 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #61883