



1 South Villas, Kensington Road, Redland  
Guide Price £995,000

RICHARD  
HARDING



# 1 South Villas, Kensington Road,

Redland, Bristol, BS6 6NL

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A particularly charming, elegant and extended, 4 double bedroom, 3 bath/shower room, Victorian period semi-detached family house beautifully blending period character with high quality modern improvements, enjoying 28ft kitchen family entertaining space and well-stocked 50ft rear garden.

## Key Features

- Located on the much sought after Kensington Road close by to the renowned Kensington Arms and the ever-popular Chandos Road with its charming mix of independent shops, cafes and restaurants; also within easy reach of Whiteladies Road and Gloucester Road and within just a few hundred yards of Cotham Gardens Park and Redland train station.
- Having an extensive range of original character features including period fireplaces, ornate moulded plasterwork and sash windows to name but a few.
- **Ground Floor:** reception hall, cloakroom/wc, utility room, inner hall, sitting room, open-plan kitchen family entertaining space (28ft x 15ft).
- **Lower Ground Floor:** hall, playroom.
- **First Floor:** landing, 2 double bedrooms (one with en-suite shower room), family bathroom.
- **Second Floor:** part galleried landing, 2 further double bedrooms, shower room.
- **Outside:** front courtyard, well-stocked rear garden (50ft x 19ft increasing to 30ft) with sitting out area and many specimen shrubs/climbers.
- An outstanding period residence offering gracious and well-proportioned accommodation, so much to appreciate and savour - location, facilities, atmosphere, character and lots of light and space.





## GROUND FLOOR

**APPROACH:** from the pavement, there are impressive gate pillars with wrought iron double gates opening onto a brick paved pathway leading to the front entrance. Upvc double glazed door with fanlight, opening to:-

**RECEPTION HALL:** (13'6" x 7'0" decreasing to 4'10") (4.11m x 2.13m/1.47m) engineered oak flooring with underfloor heating, moulded skirtings, high sloping ceiling with Velux window, vertical column style radiator, fitted shelving, ceiling light point. Wide walkway through to the inner hall. Part glazed panel door with moulded architraves opening to the utility room. Panelled door with moulded architraves, opening to:-

**CLOAKROOM/WC:** low level dual flush wc, wash stand with oval wash hand basin and mixer tap plus double opening cupboard below, tiled flooring, ceiling light point, obscure glazed window to the front elevation.

**UTILITY ROOM:** (5'10" x 4'6") (1.78m x 1.37m) roll edged wooden worktop surface with wash basin and mixer tap over, space and plumbing for washing machine, space for tumble dryer, engineered oak flooring with underfloor heating, high sloping ceiling with Velux window, ceiling light point, extractor fan, raised height window through to the reception hall. Upvc double glazed door with window to side providing access along the side of the house to the rear garden.

**INNER HALL:** (12'4" x 5'11") (3.76m x 1.80m) engineered oak flooring with underfloor heating, elegant turning staircase ascending to the first floor with mahogany handrail and ornately carved spindles, moulded skirtings, simple moulded cornicing, radiator, ceiling light point. Panelled door with stairs descending to the lower ground floor. Panelled doors with moulded architraves, opening to:-

**SITTING ROOM:** (15'11" x 15'9") (4.84m x 4.79m) a gracious principal reception room having bay window to the front elevation comprising three tall sash windows. Central period fireplace with open fire, decorative tiled slips, tiled hearth and an ornately carved Carrara marble mantelpiece. Recesses to either side of the chimney breast (both with double opening cupboards and floating shelving). Exposed wooden floorboards, tall moulded skirtings, dado rail, picture rail, ornate moulded cornicing, ornate ceiling rose with light point, radiator.

**KITCHEN/FAMILY ENTERTAINING SPACE:** (28'0" x 15'9") (8.54m x 4.79m) having been extended by our vendor clients in 2018 to provide a fabulous kitchen/family/entertaining space with powder coated aluminium double glazed sliding doors overlooking and opening externally to the rear garden. Two further double glazed windows to the side elevation and four Velux windows. Comprehensively fitted with an array of base level units combining drawers, cabinets and shelving plus double opening larder cupboard. Roll edged slate worktop surfaces with matching upstands. Large island incorporating breakfast bar with undermount stainless steel sink and swan neck mixer tap. Integral Smeg range cooker with induction hob and extractor hood. Space for tall fridge/freezer and dishwasher. Tiled floor with underfloor heating, ample space for table and chairs, further fitted window seat with drawers below and work station.

## LOWER GROUND FLOOR

**HALL:** double opening cupboard and shelving above, ceiling light point. Open doorway through to:-

**PLAYROOM:** (14'11" x 14'1") (4.55m x 4.28m) bay window to the front elevation with double glazed window, engineered oak flooring with underfloor heating, base level cabinets and worktop surface, recesses to either side of the chimney breast (both with fitted shelving), inset ceiling downlights, mains switchboard control cupboard.

## FIRST FLOOR

**LANDING:** enjoying plenty of natural light via a sash window to the side elevation with radiator below, turning staircase ascending to the second floor with mahogany handrail and ornately carved spindles, tall moulded skirtings, ceiling light point, loft access. At three-quarter landing generous fitted book shelving. Panelled doors with moulded architraves, opening to:-

**BEDROOM 1:** (12'5" x 11'7") (3.79m x 3.53m) a pair of sash windows to the front elevation enjoying a lovely sylvan outlook. Chimney breast with recesses to either side (one with built-in double opening wardrobe and the other with floating book shelving), tall moulded skirtings, radiator, simple moulded cornicing, picture rail, ceiling light point, additional double opening built in wardrobe. Panelled door with moulded architraves, opening to:-

**En-Suite Shower Room/wc:** (8'4" x 3'9") (2.54m x 1.14m) walk-in style shower cubicle with low level shower tray, fully tiled surround, wall mounted shower unit, hand held shower attachment and an overhead waterfall style shower. Low level dual flush wc with concealed cistern, wash hand basin with mixer tap and double opening cupboard below. Heated towel rail/radiator, double glazed port hole style window to the side elevation, wall mounted mirror with integral light, inset ceiling downlights, extractor fan.

**BEDROOM 2** (12'10" x 9'11") (3.89m x 3.03m) multi-paned sash window to the rear elevation, period fireplace, recesses to either side of the chimney breast (one with double opening wardrobe and cupboards above and the other with fitted shelving), moulded skirtings, radiator, ceiling light point.

**FAMILY BATHROOM/WC:** (13'3" x 4'8") (4.04m x 1.42m) P shaped bath with shower screen, wall mounted shower unit, hand held shower attachment and an overhead circular waterfall style shower. Pedestal wash hand basin with mixer tap. Low level dual flush wc. Tiled flooring with underfloor heating, heated towel rail/radiator, port hole window to the side elevation, moulded skirtings, inset ceiling downlights, extractor fan. **Airing Cupboard** housing Vaillant gas fired combination boiler with slatted shelving beneath.



## SECOND FLOOR

**PART GALLERIED LANDING:** part galleried over the stairwell with mahogany handrail and ornately carved spindles, moulded skirtings, roof light, ceiling light point. Panelled doors with moulded architraves, opening to:

**BEDROOM 3: (13'1" x 10'7") (4.00m x 3.22m)** double glazed dormer style sash window to the front elevation, fitted shelving, radiator, moulded skirtings, high sloping roof with exposed beams, ceiling light point.

**BEDROOM 4 (13'1" x 9'8") (4.00m x 2.94m)** dormer style double glazed sash window overlooking the rear garden, high sloping ceiling with exposed beam, period fireplace, recesses to either side of the chimney breast (both with fitted shelving and one with hanging rail), moulded skirtings, radiator, ceiling light point.

**SHOWER ROOM/WC: (6'1" x 3'7") (1.85m x 1.09m)** a pair of obscure double glazed sash windows to the side elevation, shower cubicle with wall mounted shower unit and hand held shower attachment. Low level dual flush wc. Wash hand basin with mixer tap and cupboard below. Tiled flooring, heated towel rail/radiator, inset ceiling downlights, extractor fan.

## OUTSIDE

**FRONT GARDEN:** parquet brick pavioured pathway leading to the front entrance, section of garden to side with mature palm tree and an established Wisteria.

**REAR GARDEN: (50ft x 19ft increasing to 30ft) (15.24m x 5.79m/9.14m)** immediately to the rear of the kitchen/family/entertaining space there is a composite deck with space for table and chairs, this leads onto a paved area with pergola which has an established Wisteria and grape vine to provide colour and cover, this paved area provides further space for outside seating and barbequing. Raised height pond with border surround. The tail end of the garden is designed for ease of maintenance with artificial grass having railway sleeper border to one side and useful garden shed. There is also an established rose and fig tree, Camelia and Hydrangea. Outside lighting and water tap. Side return access via the utility room and reception hall to the front elevation.

## 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 and is subject to a perpetual yearly rentcharge of £8.10.0d. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

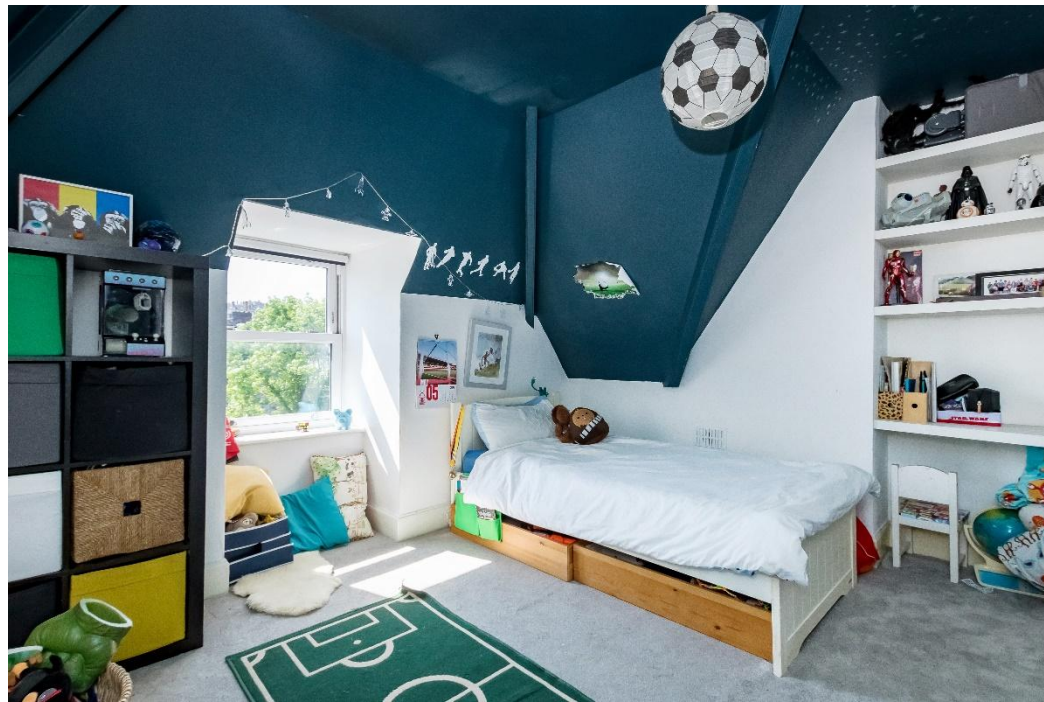
**PLEASE NOTE:**

- 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		76 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

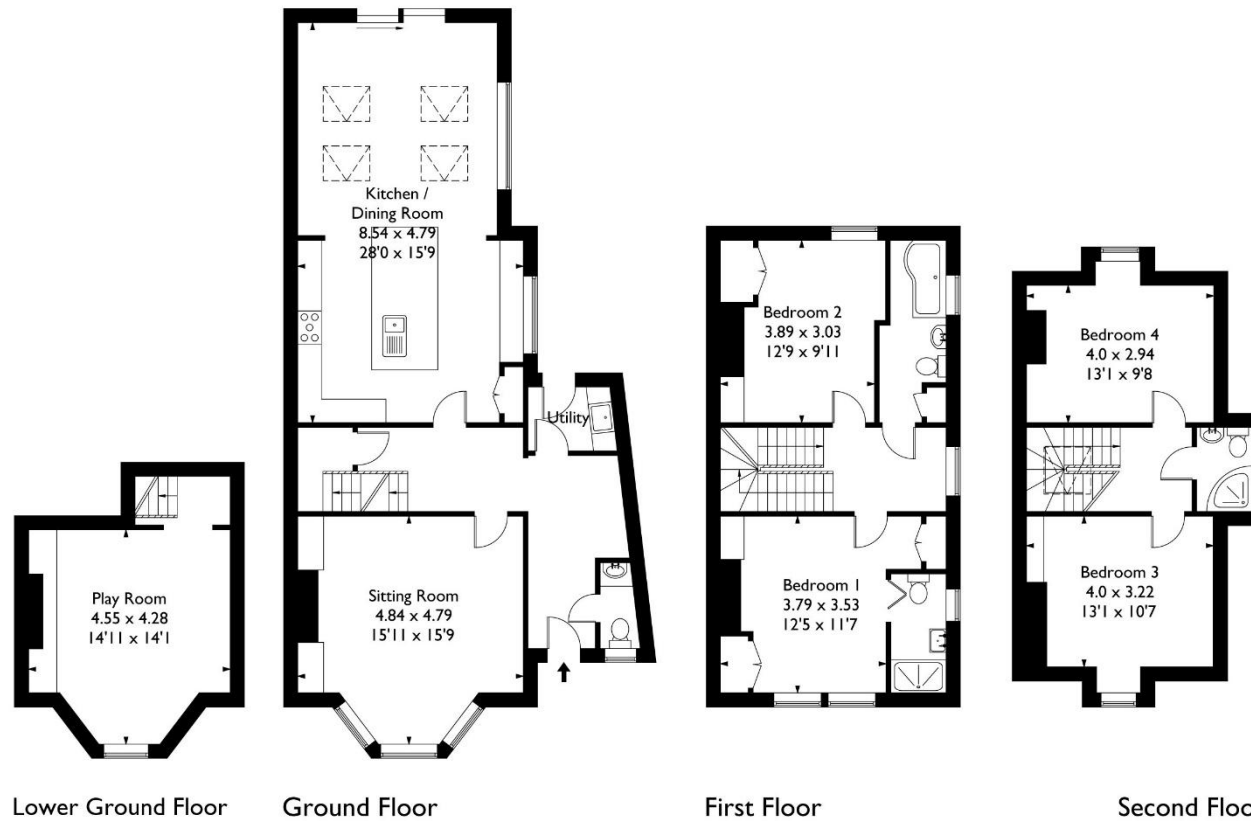
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





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Approximate Gross Internal Area 181.00 sq m / 1947.90 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.