



Connells

The Park
Kingswood Bristol



Property Description

Connells are pleased to offer a rare opportunity to own one of the much sought-after Victorian Villa homes on The Park. This substantial six-bedroom four reception roomed family home retains many original features, complimented by modern stylish touches throughout the property and is an amazing family home that has been well loved and cared for by the present owners.

Arranged over three floors with a basement cellar the beautiful property is bursting with traditional features and character throughout.

Beautifully decorative ceiling coving, ceiling roses, traditional dado rails, a collection of decorative tiled flooring to the entrance hall, wooden flooring to the reception rooms and quality tiled flooring in the kitchen/family room.

The bright modern kitchen flows into the extended family room and is perfect for entertaining or relaxing. The three additional reception rooms are furnished as one would expect for a family home of this era.

To the first floor, the property boasts 4 bedrooms with a large family bathroom and to the second floor a further 2 bedrooms with a shared shower room.

Externally, there are front and rear gardens with original block paved pathway leading to the front door. The generous rear garden has access to the garage.

Local amenities are all within walking distance of Kingswood high street which offers a choice of shops, cafes, and restaurants. Perfectly positioned for commuters with access to A4320 for Bristol and Bath and the M4 and M5

Entrance Hall

Access via composite door with glass inlet, vintage reclaimed original Spanish Encaustic cement tiles flooring (imported by the current vendors), ornate ceiling coving, dado rail, walk in storage cupboard with shelving and hanging space, door to basement cellar.

Cellar

Basement level - accessed from the Entrance hall with flagstone floor, large wooden work bench and old 'coal shoot' access from the front garden

Kitchen/family Room

35' x 13' 5" (10.67m x 4.09m)

Beautiful extended Kitchen/family room.

Kitchen area: Modern 'Magnet' designed incorporating a range of wall and base units with granite worktops over incorporating a 1 1/2 bowl sink unit with mixer tap over, tall storage units, space for an American style fridge/freezer, integrated dishwasher, space for AGA style cooker, ceiling spotlights,

Family room area: flows from the kitchen area with UPVC double glazed bi-fold doors to the side aspect overlooking the garden, velux windows to the ceiling, tall wall-mounted radiator. Door to

Utility Room

8' 3" x 5' 10" (2.51m x 1.78m)

UPVC double glazed window to the rear

aspect overlooking the garden, range of wall and base units, plumbing for an automatic washing machine, space for tumble dryer, tiled splashbacks above the worktops, door to

Downstairs Cloakroom

5' 10" x 3' 3" (1.78m x 0.99m)

Wall mounted wc, vanity wash hand basin with mixer tap over, UPVC obscure double glazed window to the side aspect, towel rail radiator, bespoke handmade tiles to part of the wall areas.

Living Room

19' 2" x 19' 9" (5.84m x 6.02m)

UPVC double glazed bay window to the front aspect, feature white Carrara marble fire surround with tiled inset, feature ceiling cornice and ceiling rose, radiator, reclaimed hardwood floor.

Dining Room

18' x 11' 10" (5.49m x 3.61m)

UPVC double glazed window to the rear aspect, feature red marble fire surround with tiled inset and hearth, feature ceiling cornice and ceiling rose, radiator, hardwood floor.

Reception 3

UPVC double glazed window to the rear aspect overlooking the rear garden, feature black marble fire surround, feature ceiling cornice and radiator.

Stairs To First Floor

With white painted spindles and dark solid wood handrail

Landing

Stairs to first floor accommodation, feature ceiling cornice, ornate feature wall insert to the approach of bedroom and bedroom 4, stairs to second floor and landing.

Bedroom 1

18' 8" x 13' 11" (5.69m x 4.24m)

Bay UPVC double glazed window to the front aspect overlooking the front garden, feature fire surround with hearth, decorative ceiling rose and ceiling cornice.

Bedroom 2

13' 4" x 11' 8" (4.06m x 3.56m)

UPVC double glazed window to the rear aspect, radiator

Bedroom 3

16' 1" x 8' 10" (4.90m x 2.69m)

Two UPVC double glazed windows to the front aspect, feature fireplace with inset

Bedroom 4

11' 5" x 9' 8" (3.48m x 2.95m)

UPVC double glazed window to the rear aspect, storage cupboard for boiler.

Family Bathroom

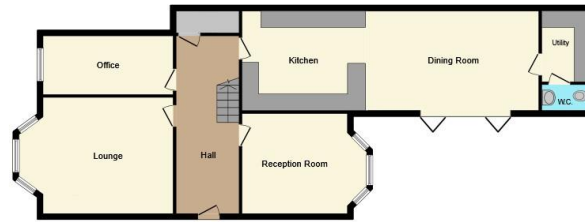
10' 7" x 6' 11" (3.23m x 2.11m)

Feature glass inset over door to the bathroom offering additional light, two UPVC double glazed obscure windows to the side aspect, walk-in shower cubicle with independent shower, low level wc, vanity wash hand basin, radiator towel rail, freestanding bath with mixer tap and shower head attachment, feature real mother of pearl natural mosaic tiled walls complimented by additional tiles

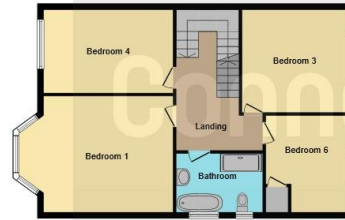








Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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