

Redland Road, Redland, Bristol



This gorgeously presented family home offers circa 2300 sq ft of accommodation, off street parking and is found firmly within Redland Green School catchment.

The Property

This Edwardian home is immaculately presented with accommodation arranged over three floors and with many retained period features. The house has undergone extensive renovation by the present owners including double glazed sash windows throughout.

The entrance is impressive, with an original stained glass arched fanlight over the front door. This opens through to the wide hallway with original cornicing, which continues throughout the ground floor, and the broad staircase with original balustrade.

At the front of the house is the large, south facing sitting room which has a wide, five element bay window and a working feature period fireplace. There is also a cornice and a beautiful, original frieze.

To the rear of the house is the main living area, composed of a bright and airy kitchen/dining room and an additional family room. The family room has a log burner and flows through to the kitchen/dining room which has stripped wooden flooring throughout and is open plan, with space for a big family dining table and a full range of high and low level units, along with a spacious fridge. This room opens through French doors onto the rear garden.

On the first floor, there is a large master bedroom with a large run of fitted wardrobes and a contemporary en-suite shower room on the southerly aspect, with two further bedrooms and a superb family bathroom. The two further large bedrooms on the second floor retain good ceiling height and are ideal for a home office or children's bedrooms.









Outside

The garden, which can also be accessed via a gate at the rear, is well designed and attracts wonderful evening sunshine. At the front, there is off street parking for one vehicle and the facility to park at the bottom of the driveway for a second vehicle. The current owners also rent a garage across the road, which could be available by separate negotiation.

Location

Redland Road is a highly desirable location, close to Bristol's iconic Durdham Downs. This beautiful home has a range of fantastic local amenities close by which include Redland Green School, Torwood House School and Nursery, and several high-quality gyms, local shops and supermarkets.

Property information

Local Authority: Bristol City Council

Tenure: Freehold

Council Tax Band: F

EPC: E

Guide Price: £1,100,000

Viewings: By appointment through sole selling agent Knight Frank



Approximate Gross Internal Floor Area

Total Area = 221.2 sq m / 2,381 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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