

Cotham Lawn Road

Redland, Bristol



An exceptional detached contemporary family home in a sought-after location.



Summary of accommodation

Main House

Ground Floor: Entrance hall | Sitting room | Dining room | Kitchen/dining room | Study | WC
First Floor: Main bedroom with walk in wardrobe and en suite shower room | Three further bedrooms
Family bathroom

Garden and Grounds

Garage



Situation

(Distances and times are approximate)

Located in the heart of Cotham, this detached house enjoys an elevated and convenient position in one of Bristol's most sought-after suburbs.



You'll have access to high-quality local amenities, including reputable schools and multiple children's nurseries within 1 mile.



The independent shops of Gloucester Road and Whiteladies Road are just 0.4 miles away, offering a variety of dining and shopping options.



Redland train station is 0.5 miles from the property, providing easy connections to Bristol city centre and Temple Meads Station, both approximately 1.2 miles away.



Additionally, open green spaces are nearby, ideal for outdoor activities and relaxation. All times and distances are approximate.



The Property

This detached house on Cotham Lawn Road offers over 2,100 sq ft of accommodation across two floors. Recently remodelled, the light-filled home creates a warm atmosphere with two reception rooms ideal for entertaining.

The entrance hall leads to a spacious kitchen dining room, extended into the garden. The contemporary kitchen features high-end integral appliances, ample storage, a central island, and space for an additional dining area.

The sitting room and dining room flow seamlessly, with solid wood strip flooring and a contemporary fireplace, filled with natural light. A formal dining area, fully glazed, provides an elegant space for gatherings.

Upstairs, the principal bedroom suite offers views through French doors and a Juliet balcony, along with a luxurious en suite shower room and walking wardrobe. Three additional bedrooms have attractive outlooks and share a well-presented family bathroom with a separate shower.



Outside

The front garden features wild flowers and lawn, secured behind gates with parking for several vehicles.

At the rear, the gardens blend lawn and decking, accessible from both the kitchen and dining room. Practical amenities include a study, utility room, and ample storage.

Property Information

Tenure: Freehold

Local Authority: Bristol City Council

Council Tax: Band E

EPC: C

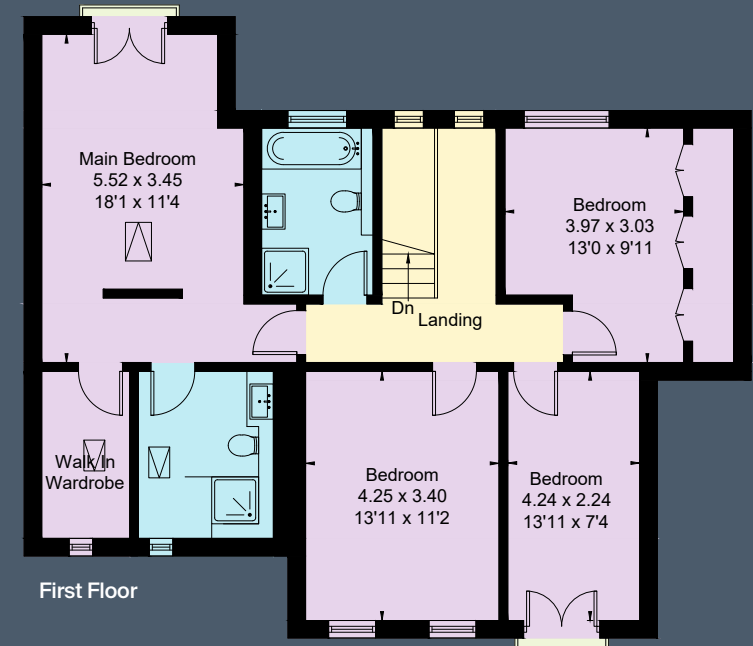
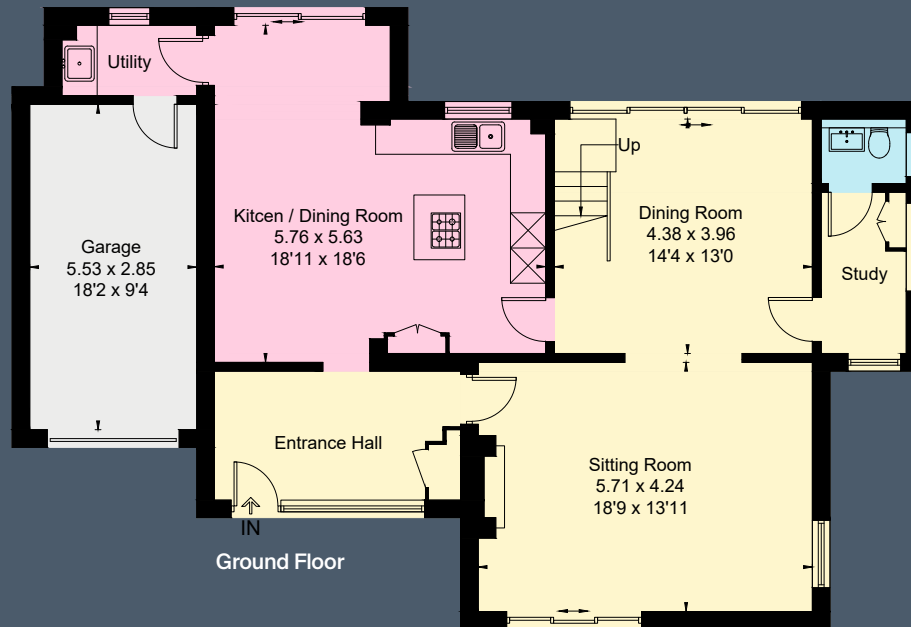
Guide Price: £1,475,000

Postcode: BS6 6DU

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
The House = 201.2 sq m / 2166 sq ft (Including Garage)

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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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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Particulars dated March 2025. Photographs and videos dated March 2025.

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