

Sunningdale

Clifton



An immaculately presented Victorian townhouse with four bedrooms, located in Clifton just off Whiteladies Road



Summary of accommodation

Main House

Ground Floor: Kitchen | Dining room | Cloakroom

First Floor: Sitting Room | Bedroom with ensuite

Second Floor: two bedrooms and bathroom

Garden and Grounds

West facing courtyard



Situation

(Distances and times are approximate)

Sunningdale is on the edge of Clifton, Alma Vale and the amenities of Whiteladies Road.



The area features independent shops, butchers, a supermarket, outstanding children's nurseries and quality local schools.

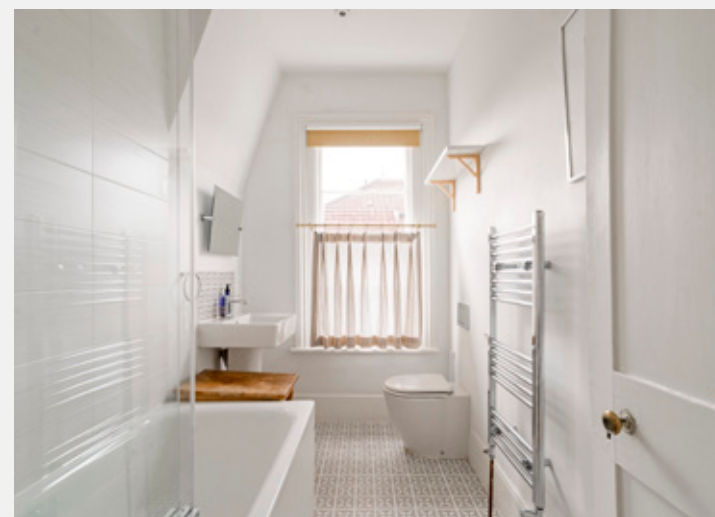
Residents enjoy convenient transport links and easy access to nearby leisure facilities. This neighbourhood combines convenience with a vibrant community.



The Property

This terraced house in Sunningdale comprises four bedrooms and offers a generous floor area. On the ground floor, two reception areas provide ample space for entertaining. The front sitting room features original plasterwork ceilings, a feature fireplace, sash windows with working shutters, and engineered oak flooring. At the rear, a west-facing bespoke kitchen breakfast room includes integral appliances and sliding doors that open to the courtyard gardens. Additional amenities include a pantry and guest WC.

The first floor accommodates a principal bedroom with fitted wardrobes and a luxurious en suite shower room, alongside a well-proportioned guest bedroom overlooking the gardens. The second floor hosts two further bedrooms serviced by a family bathroom.



Outside

Externally, the west-facing courtyard gardens enjoy abundant sunlight throughout the day, featuring a patio area, raised sleeper beds, and independent gated access.

Property Information

Tenure: Freehold

Local Authority: Bristol City Council

Council Tax: Band E

EPC: C

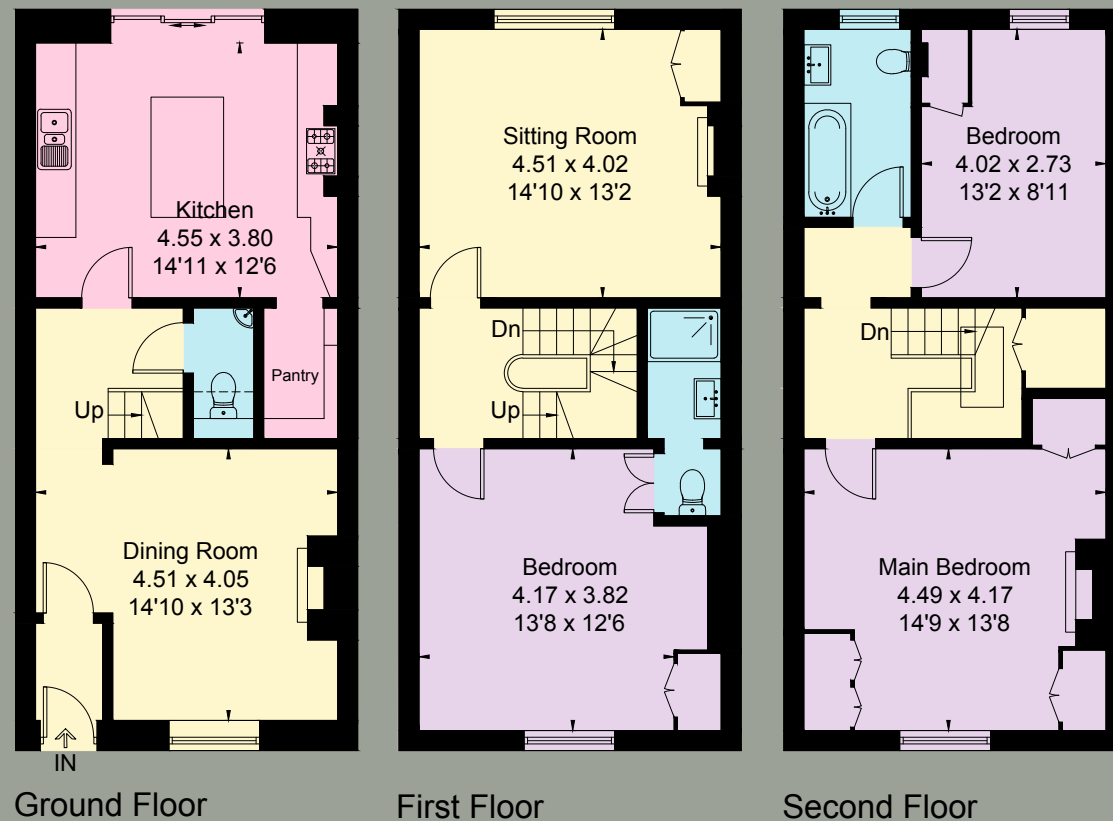
Guide Price: £875,000

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

Approximate Gross Internal Floor Area

The House = 140.2 sq m / 1509 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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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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