



**12 BUCKINGHAM VALE
CLIFTON
BRISTOL**

12 BUCKINGHAM VALE, CLIFTON, BRISTOL, BS8 2BU

BUILT IN 1847 IN A NEOCLASSICAL STYLE, THIS ELEGANT GRADE II* LISTED PROPERTY IS UNPARALLELED WITH REGARDS TO GRANDEUR AND PRESENCE. CONVENIENTLY LOCATED WITHIN THE GOLDEN TRIANGLE OF CLIFTON VILLAGE, QUEENS ROAD AND WHITELADIES ROAD, THIS FABULOUS FAMILY HOME OFFERS QUINTESSENTIAL CLIFTON LIVING. OTHER BENEFITS INCLUDE TWO BEAUTIFUL RECEPTION ROOMS AND A STUDY ON THE HALL FLOOR, A LARGE KITCHEN/DINER AND FAMILY ROOM ON THE LOWER GROUND FLOOR, AND FOUR WELL PROPORTIONED BEDROOMS (THE PRINCIPLE WITH ENSUITE). EXTERNALLY THE PROPERTY OFFERS A WALLED TERRACED GARDEN TO THE REAR, AND TO THE FRONT PLEASANT GARDENS AND PATIO WITH AMPLE OFF STREET PARKING, AND A DETACHED DOUBLE GARAGE.

SUMMARY OF ACCOMMODATION

The subject property offers spacious and light accommodation set over four floors. On entering the front door there is a well proportioned entrance vestibule leading to the hallway with delightful ceiling mouldings, the original staircase ascends to the first floor, whilst a lovely oak staircase descends to kitchen and family living areas. The light and bright Hallway offers access to the two reception rooms on the ground floor as well as the study. The Sitting and Dining rooms are stunning, and afford a wealth of period features, whilst benefitting from the original bifold doors allowing the spaces to be combined into one fabulous entertaining space. As one would expect with a property of this calibre, there are beautiful large sash windows allowing light to flood these wonderful spaces. The Study is nicely proportioned, and offers the ideal environment for a home office.

The lower ground floor is very much the family space with a large open plan, high specification, contemporary kitchen dining room that is fully equipped with Miele appliances, and benefits from a large central island with a useful breakfast bar at one end. The impressive room informally divides well into kitchen and dining areas, and patio doors open directly to the rear patio garden, as well as a side door to the plant area. A doorway leads to a large family living room with sash windows to the front and a modern fireplace. There is also a separate cloakroom, and a utility room that leads to the sizable and useable vaults.

On the first floor the principle bedroom is to the front aspect and benefits from ornate ceiling mouldings, a picture rail, and built in wardrobes and accesses a large opulent ensuite bathroom. There is a further double bedroom and large well appointed shower room with contemporary fixtures and fittings and a window to the rear. On the second floor are a further two large double bedroom, making this a fabulous top floor for children.

Outside, the property benefits from a generous front garden which is mainly laid to lawn, with a driveway affording ample parking for multiple vehicles. The patio area is particularly well positioned to enjoy the evening sun. The rear of the house benefits from a split level walled courtyard garden, and there is a further walled courtyard to the side.

LOCATION

12 Buckingham Vale is located a short walk from the vibrant Clifton Village, with its wide range of boutiques, cafés, bars, and restaurants, it is also ideally located for the easy access to the University and the fashionable Queen's Road. The property is particularly well served by both state and private schooling; Christchurch Primary School is within a few minutes' walk, and Clifton College, Bristol Grammar School and Clifton High School are also only a short walk from the property.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as Durdham Downs and The Ashton Court Estate, which is across the famous Suspension Bridge and includes mountain bike trails and bridle paths. There are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave."

For the commuter, the nearby A4 has a direct link to the commercial centre, and indeed the motorway networks M5 and M4. Bristol Temple Meads train station provides an extensive service to many cities nationwide, and the city's international airport flies connects to many European Cities.

OTHER INFORMATION

Tenure – Freehold

Local Authority - Bristol City Council

Council tax band - G - £3,908.73 for 2023/2024

Services – Main gas, electricity and water.

Broadband - Download up to 1,000 mbps and upload up to 220 mbps.

Mobile Phone Coverage - Voice and Data is available with EE, Vodafone, Three and 02.

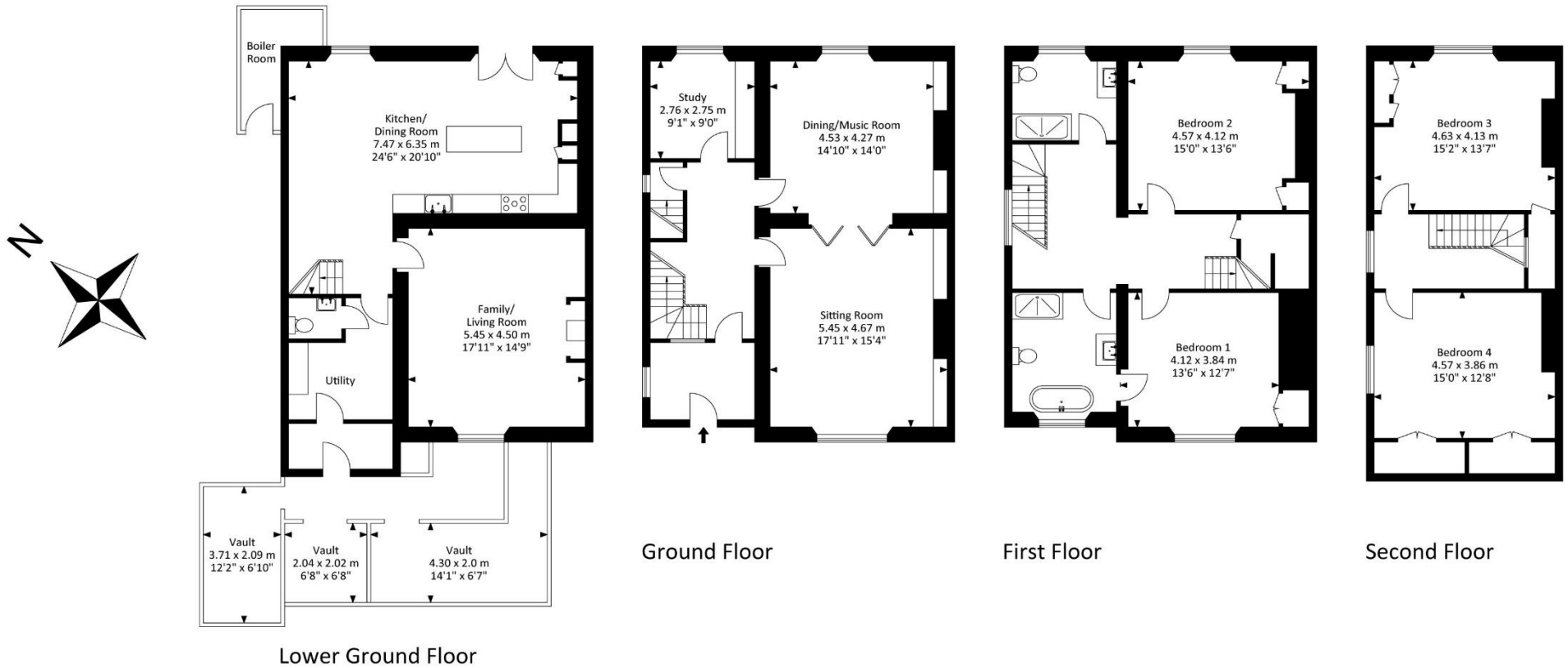
Viewings – Strictly by appointment with Hydes Of Bristol. 0117 9731516



IMPORTANT NOTE

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Approx. Gross Internal Area
 3095.30 Sq.Ft - 287.60 Sq.M
 (Includes Boiler Room and Vaults)



For illustrative purposes only. Not to scale.
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.





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