



11 CHARLOTTE STREET SOUTH
BRISTOL

11 CHARLOTTE STREET SOUTH, BRISTOL, BS1 5QB

A BEAUTIFULLY PRESENTED FAMILY HOME THAT SITS IN A DOUBLE PLOT AND HAS BEEN FULLY REFURBISHED, AND EXTENDED, BY THE CURRENT OWNERS DURING THEIR TENURE. THUS CREATING A WONDERFUL FAMILY HOME IN A GREAT LOCATION CLOSE TO PARK STREET, OVERLOOKING BRANDON HILL AND BRISTOL'S ICONIC CABOT TOWER. THE GENEROUS ACCOMMODATION OFFERS VERSATILE LIVING OVER FOUR FLOORS, AND IS CURRENTLY ARRANGED AS FIVE BEDROOMS (PRINCIPLE WITH ENSUITE), FOUR RECEPTIONS, A SEPARATE UTILITY ROOM AND BENEFITS FROM A PRIVATE ENCLOSED LANDSCAPED SPLIT LEVEL GARDEN TO THE REAR, A DOUBLE GARAGE OFFERING DIRECT ACCESS TO THE PROPERTY, AND OFF STREET PARKING FOR MULTIPLE VEHICLES.

SUMMARY OF ACCOMMODATION

The property has been sensitively refurbished, and extended, by the current owners to create a home that is configured for contemporary family living, whilst retaining many lovely period features.

A separate pedestrian wrought iron gate offers access to the panelled wooden front door with stained glass picture window above, leads to the Hall Floor reception rooms. There is a bay fronted Sitting Room to the front, and a full width Drawing Room with double doors framed by impressive architrave to the rear, both of the elegant rooms house beautiful fireplaces with mantle pieces and surrounds as well as ceiling mouldings.

The lower ground floor boasts a fantastic open plan Kitchen/Dining room with island that has direct access to the Gardens, and as one would expect of within a property of this quality is appointed to a high specification and via a hallway offers access to the double garage. Adjacent is the Family room, which affords access to the driveway via a set of glass patio doors. There is also access to a useful Shower Room and the Utility Room. This ground floor layout works well for contemporary family living.

On the First Floor is the Principle Bedroom to the front, built in wardrobes and a generous ensuite with a walk in double shower cubicle, rolled edged bath, WC and a large vanity unit housing a Washbasin. There are two further double bedrooms to the rear, and a well appointed family bathroom with a large shower rose over the bath.

The top floor is flooded with natural light, as there are large velux windows throughout the loft conversion. The two double rooms are equal in size, and make fantastic children's bedrooms with good full width eaves storage, and two large Velux windows in each room. It should be noted that there is restricted headroom towards the eaves. There is a further family bathroom on the top floor with shower, WC and wash hand basin.

The rear gardens have been landscaped to create two defined spaces, the upper area lawned with Astro Turf to create a great area for children to play, whilst the lower level is laid as a patio making an ideal dining/entertaining area. The areas are divided by a raised water feature, and have borders with planting as well as useful storage cupboards.

A key attribute of the property is the double garage with an electronic automated door, that benefits from power and water, and has direct access into the main house.

To the front of the property is a large gated driveway with off street parking for up to Five cars. The front garden is landscaped, with a stone wall is the front and mature hedge boarder.

LOCATION

Charlotte Street South is an address held in extremely high regard. This is owed to the uniquely convenient proximity to a wide selection of local amenities and the breathtaking example of Victorian and Georgian architecture that forms one of the city's most prized and widely admired localities. As well as being in a very convenient location for the City Centre, The University, The BBC, the Bristol Royal Infirmary and Children's Hospital, there is a rich variety of shops, boutiques and restaurants to be found on Park Street..

The Clifton Triangle is easily accessible, as well as the choice of further amenities in Clifton Village and nearby Whiteladies Road. Several bus routes provide easy city centre access.

Bristol's City Centre is within one mile travelling distance allowing access to the national motorway network via the M32 and rail links to London Paddington from Temple Meads mainline station.

The area is particularly well served for schooling in both state and private sectors, with several within easy walking distance, including Bristol Grammar School, Christ Church Primary, Cathedral School, Clifton College, Clifton High, and QEH.

OTHER INFORMATION

Tenure – Freehold

Local Authority: Bristol City Council

Council Tax – Band F - £3,553.80 for 2024/2025.

EPC – D (64) with potential of C (80)

Services: Mains electricity, water, drainage, and Gas.

Broadband: Ultrafast – Download up to 1000 Mbps, and Download up to 220 Mbps available.

Mobile Phone Coverage: Voice, and Data, is "Likely" available in the area with O2, Vodafone, Three and with EE. (Info supplied by Ofcom)

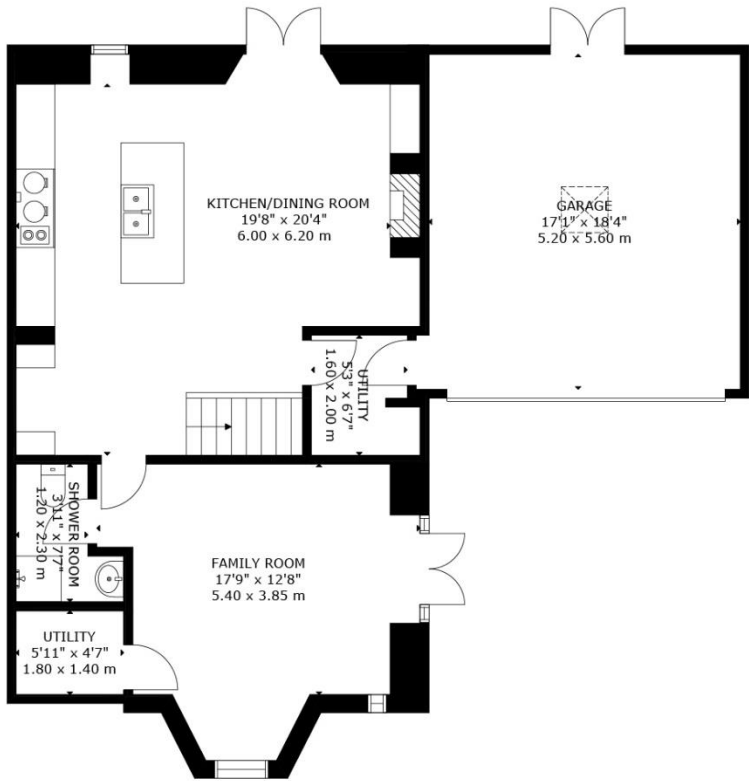
NB: The vendors confirm that they have had contracts with all providers.

Viewing: Strictly by appointment with Hydes Of Bristol t: 0117 973 1516

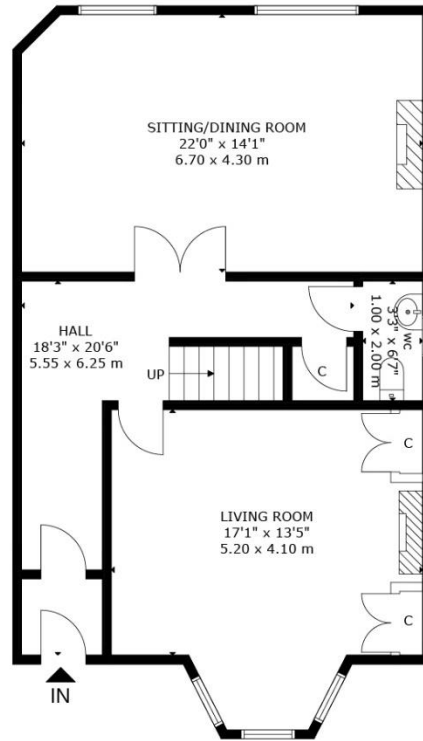


IMPORTANT NOTE

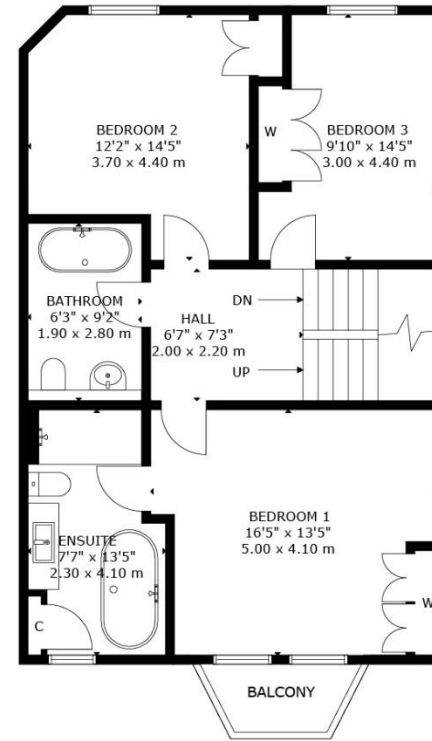
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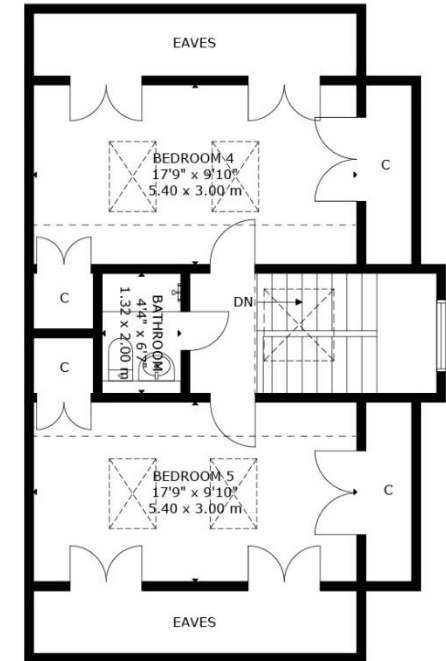
LOWER FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

11 CHARLOTTE STREET SOUTH, BRISTOL, BS1 5QB
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL AREA 3,085 SQ FT / 286 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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