



Guide price £1,400,000

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85 Sommerville Road St Andrews, Bristol, BS7 9AE

An exceptional six-bedroom home in a prime position overlooking the beautiful St Andrews Park.

This three storey Victorian home has been carefully renovated and remodelled by the current owners, creating a home with a blend of period character perfectly paired with modern technology and style. The property features underfloor heating throughout most of the property, high-quality double-glazed windows throughout, a smart home heating, lighting, and sound system with the option to electronically control curtains and blinds.

An off-road parking space with an electric car charging point sits alongside a neatly maintained garden with an Asgard bike storage unit. The handsome double fronted exterior with a centrally positioned front door opens into a lobby within; both outer and inner doors are surrounded by ornate, original stained-glass windows. A beautiful entrance hallway lies beyond with a solid oak parquet floor, bespoke under stairs storage, a custom cast iron radiator and intricate ceiling cornice. Immediately on the left-hand side a doorway leads into a generous boot room which is fitted with a range of bespoke hand painted storage cupboards, bench seating and windows to the front with stained glass picture lights above. The adjacent w/c is fitted out with designer sanitary ware beautifully styled with the addition of Christopher Farr cloth wallpaper and Fired Earth tiles.

The hallway leads invitingly into the impressive 27 x 23'5 kitchen dining room. This open and connected space has full height glazing which connects the garden and bathes the area in natural light. Hand made solid wood kitchen units house a range of high spec Miele appliances including a dishwasher, induction hob, microwave oven and a plate/coffee cup warming drawer. In addition, there are two Neff steam



ovens, a Quooker boiling tap, filtered drinking water tap, Blanco silgranit sink, wine cooler and fully integrated fridge and freezer.

A polished concrete floor adds durability and an industrial aesthetic. The kitchen layout has two sections; a cooking/ entertaining area with an island and space for bar stool seating beneath and a prep/utility area tucked away at the rear.

The dining area flows into a sitting room which can be divided by a stylish pair of retractable curtains. This space can be used to extend the hosting space or be easily separated and used independently to play or relax. Original wood floorboards have been imaginatively fashioned into sliding doors with the final reception room beyond. This calm and sophisticated room embodies the character of the original building with a bay window with picture top lights, ceiling coving, a ceiling rose, wooden alcove units and a cast iron wood burner.

Stairs rise to the first floor to a large hallway with double doors opening onto the decadent master suite. Spanning the entire front of the property you are greeted with triple aspect views across the park. The sleeping area has handmade fitted cabinetry while on the opposite side of the room is a high-end bathroom featuring tiles from Chelsea design centre, a Victoria and Albert freestanding bath, Mira digital shower, Duravit twin basins, a solid wood vanity unit and triple pocket sliding doors. The hallway leads to two further double bedrooms and a family shower room, all with underfloor heating.

Facing the rear, double bedrooms two and three both have views down the tree lined Sefton Park Road. Bedroom two has an original fireplace, bay window and a fitted wardrobe while versatile bedroom three is currently set up as an office. Positioned off the hallway is a family shower room fitted with quality Duravit and HansGrohe sanitary ware with stylish Flos globall mirror lights.



Stairs continue up to the original top floor of the house to three further bedrooms, an underfloor heated bathroom and a useful utility room. Each bedroom is light and bright with views across treetops. The bathroom is positioned centrally off the hallway which has been recently refitted to include Mandarin Stone tiles, Duravit and HansGrohe sanitary ware and a Bette metal bathtub. The utility room has space for both a washing and drying machine with the useful addition of a bespoke laundry cabinet and a deep Belfast style sink.

Externally, the expertly designed rear garden incorporates ambient lighting, a solid oak pergola (providing multi use for hammocks, swings etc), a cedar wood bespoke wood store, shed and storage unit. In addition, there is a water tap, external power sockets, a cordyline palm tree and useful rear access onto Derby Road behind. A low maintenance artificial lawn runs from one side to the other creating an all-weather, all year outdoor space.

This substantial home of c2700 sq ft sits in a prime position, having been refurbished and improved to the highest standards.

Vendor's comments - 'Living in this house gives you the feeling of being at the centre of everything. The wonderful Sefton Park School, a two-minute walk down Happy Lane in one direction; Gloucester Road (Britain's longest independent shopping street) a three-minute walk in the other and right outside our front door the fabulous St Andrews Park great for picnics, dog walks and sledging in the snow.'

We love our ever-changing views of the park from the front of the house and the ease of visiting the local convenience store on Derby Road from the back. The house is full to the brim of happy memories, easily accommodating our growing family, our friends, and our celebrations. It is with a heavy heart that the needs of aging parents mean we leave this magical loving community of amazing people. The new homeowners will be very lucky to be part of the wonderland that is St Andrews.'



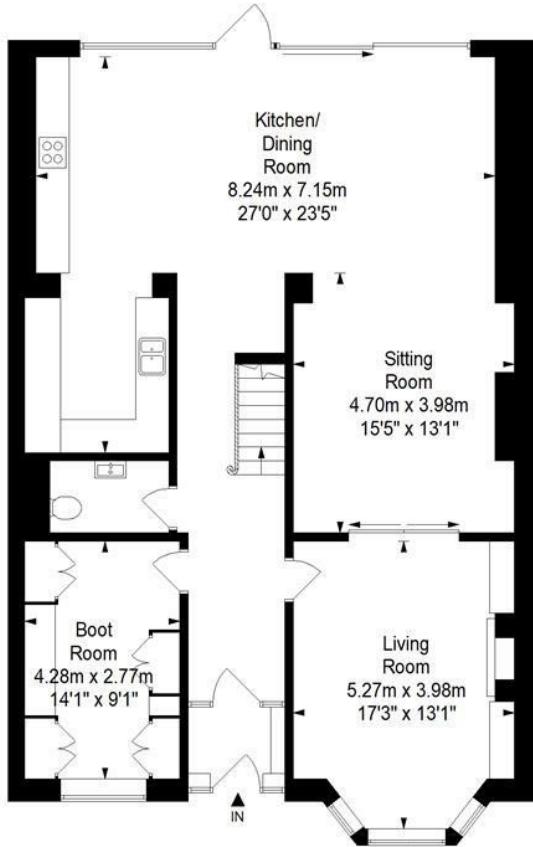
Sommerville Road, St Andrews, Bristol, BS7 9AE

Approximate Gross Internal Area = 248.0 sq m / 2669.5 sq ft
(Excludes Reduced Headroom Area)

Reduced Headroom Area = 5.6 sq m / 60.3 sq ft

Total Area = 253.6 sq m / 2729.8 sq ft

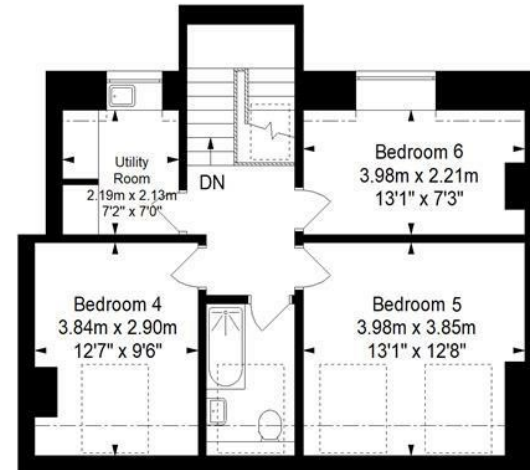
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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