



£950,000

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28 Burghley Road St Andrews, Bristol, BS6 5BN

This impressive Victorian semi-detached home built in 1871 is situated on one of St Andrews premier roads, close to the independent shops, cafés and restaurants lining the popular Gloucester Road, St Andrews Park and is within close proximity to Fairfield and Trinity Secondary Schools and Sefton Park Primary School.

A pathway leads up through a well-established front garden to the front door. The entrance lobby has a geometric tiled floor with stained glass windows on either side of the main door and the inner door beyond. Opening into an impressive hallway is a sweeping staircase complete with newel post, spindles, wood panelling and a stained glass window on the half landing. On the ground floor, the living room is positioned at the front of the property and has a bay with sash windows, stained top light windows and shutter blinds. The original ceiling coving has been retained, while a modern wood burner sits centrally in the room. At the rear, the impressive kitchen/diner offers the perfect open-plan social space by combining two reception rooms and extending into the rear. The dual-aspect dining area has a window to the side elevation, a window and door to the rear garden, a gas fire, wooden flooring, and an opening to the kitchen. The kitchen has an eye-catching vaulted ceiling with exposed beams, skylight windows, an integrated gas hob, an electric oven, and a large central island.

The elegant staircase with WC tucked underneath leads up to a galleried landing on the first floor, which provides access to three bedrooms, a bathroom and a shower room. The primary bedroom at the front has a bay complimented by shutter blinds. The adjacent third bedroom also has shutter blinds and a built-in storage cupboard. Bedroom two has views over the rear and a large storage cupboard under the stairs to



the loft. The bathroom has a wooden-panelled bathtub incorporating a wash hand basin, a WC, storage cupboards and exposed wooden floorboards. Next door, the shower room has a walk-in shower cubicle and underfloor heating, wash hand basin, WC and a wall-mounted heated towel rail.

Stairs rise to a loft room that spans the entire second floor with exposed wooden beams, three skylight windows, and access to an ample walk-in attic space.

The beautifully landscaped garden enjoys an open southwest aspect. A raised deck area extends from the house, featuring a dining area covered by a pergola and raised planters to the border with various mature plants and shrubs. Steps lead onto a paved seating area, a pond with a bridge over to access the timber-framed garden room fitted with electrics, double glazing, underfloor heating and a skylight window. There is also a firewood store and gated side access to the front.

The front garden is planted with mature trees, offering a screen of privacy. There is also a secure timber-clad bike shed.





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Approximate Gross Internal Area = 183.35 sq m / 1973.56 sq ft

(Excluding Outbuilding/Attic)

Outbuilding Area = 9.73 sq m / 104.73 sq ft

Total Area = 193.08 sq m / 2078.29 sq ft



 = Reduced Head Height

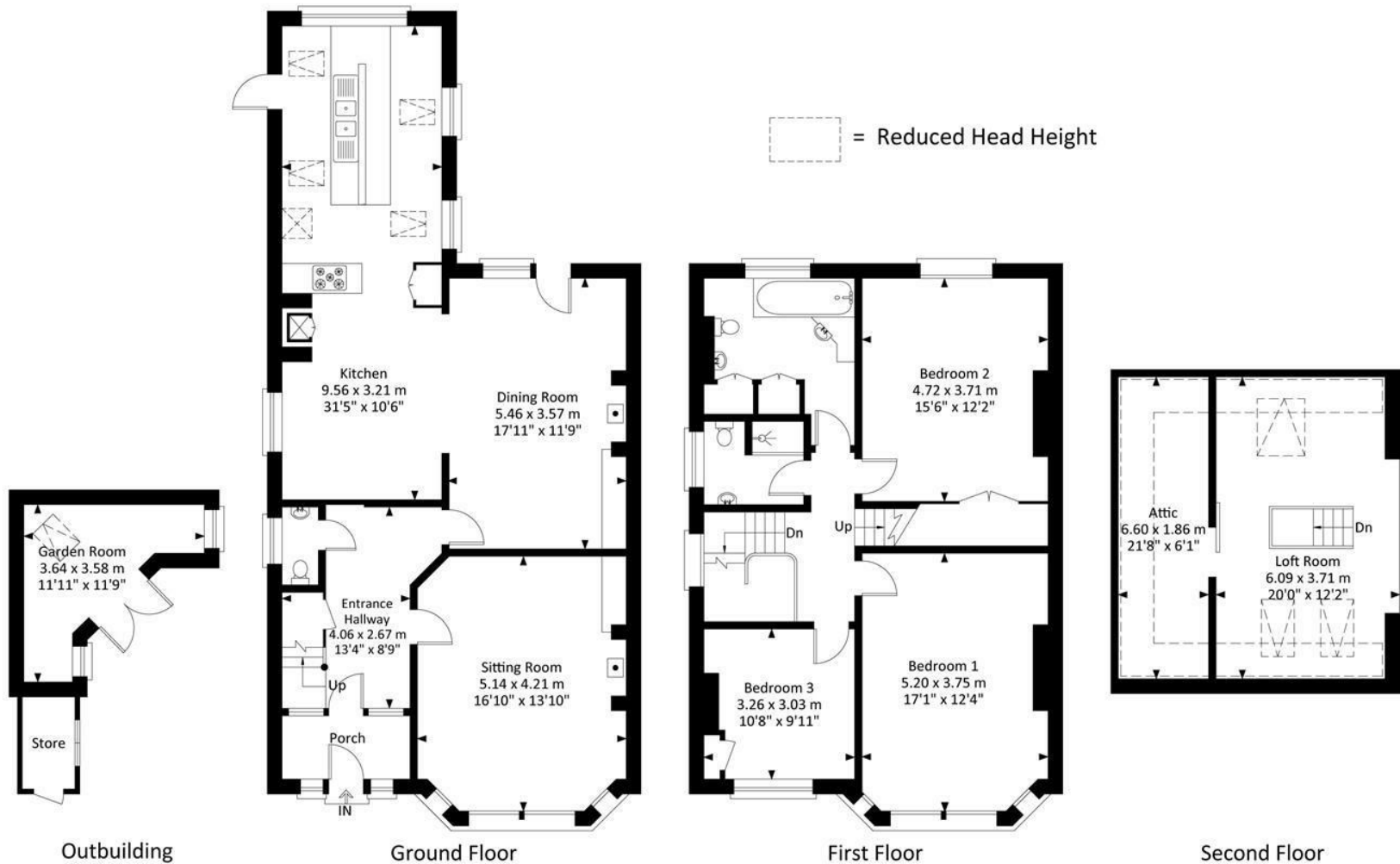


Illustration for identification purposes only, measurements and approximate, not to scale.



elephant 

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