

elephant 



£750,000

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9 Raglan Road Bishopston, Bristol, BS7 8EF

A stylish four-bedroom Victorian family home located on a quiet residential road in Bishopston within the Bishop Road Primary and Redland Green Secondary APR. The property is finished to a high standard throughout, with key features including an extended kitchen/diner with a separate utility room, a loft conversion and offered with a complete chain.

The ground-floor accommodation comprises a main vestibule entrance and hallway, providing access to the ground-floor accommodation and stairs that rise to the first floor. The two reception rooms are combined, the front reception features bay windows, decorative cornice, picture rail, exposed floorboards and exposed wooden floorboards which extend into the second reception which also retains cornice, picture rail, a period feature fireplace and a sash window overlooking the kitchen/diner.

At the rear, the kitchen/diner has been extended into the side return to create an impressive open-plan social space with plenty of room for a large dining table and casual seating. Two large skylight windows provide ample natural light, and two sets of glazed double doors lead seamlessly onto the rear garden. The contemporary fitted kitchen features an inset sink, open shelving, space for a freestanding cooker, and a large fridge freezer. A door leads to a practical utility room with space for a washing machine and tumble dryer, and a door to a w.c.

There are two double bedrooms, a smaller fourth bedroom and a bathroom on the first floor. Bedroom two has a sash window overlooking the rear garden, a fireplace, exposed wooden floorboards and a built-in wardrobe. Bedroom three, located at the front, is carpeted and features two sash windows and a decorative cornice. The adjacent bedroom four, used as a guest bedroom, has a skylight window, a cabin



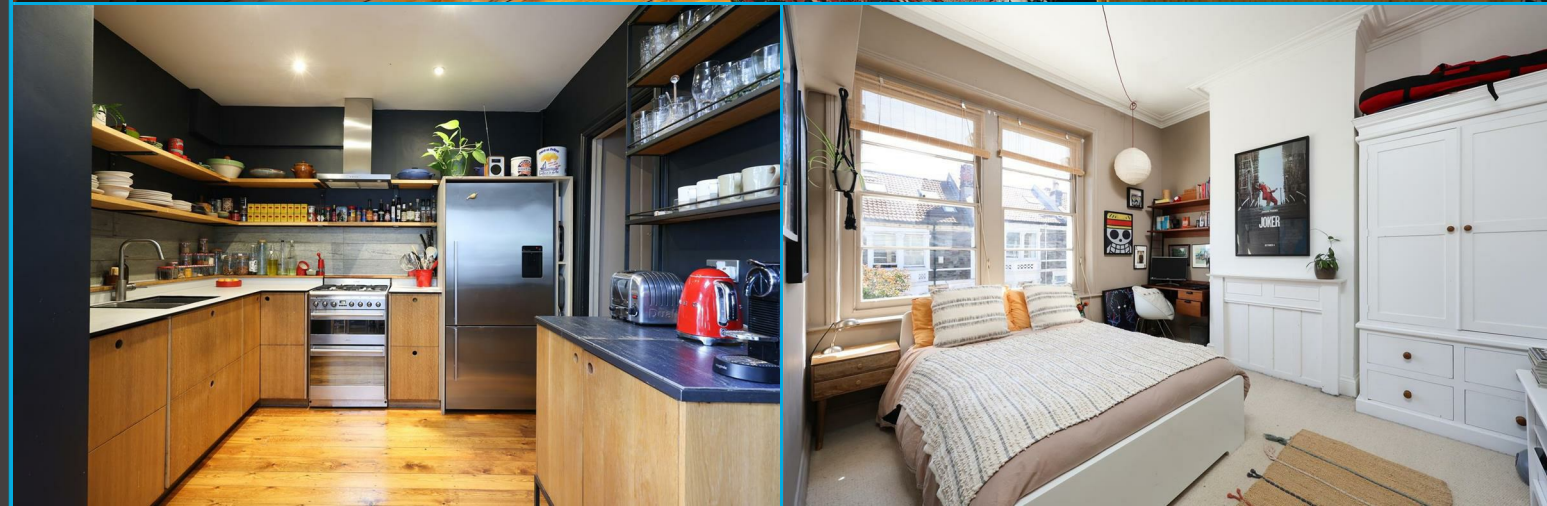
bed with storage beneath and a built in wardrobe. At the rear of the property, the well-designed family bathroom features a bath with metro-tiled splashbacks and panelling, a vanity unit incorporating a tabletop wash-hand basin, w.c., shelving and a period fireplace.

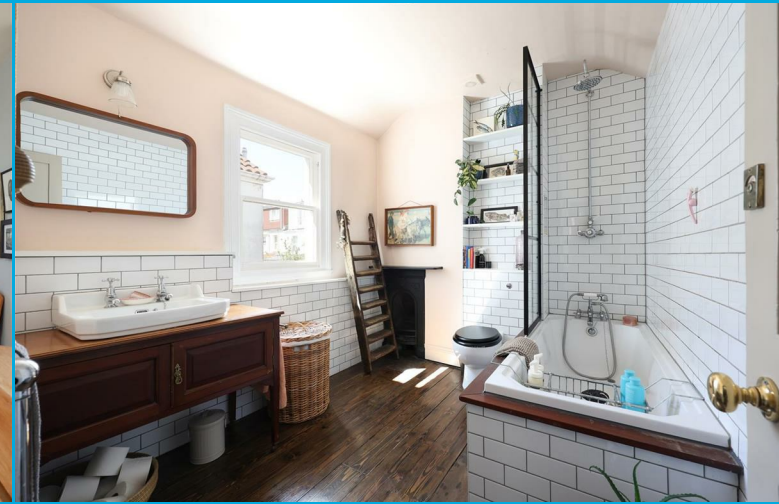
The principal bedroom suite spans the entire length of the second floor. The light and bright room features a sash window overlooking the rear and two skylights, providing light from the front, as well as access to eaves storage. A landing leads to a bathroom, the contemporary suite comprising a bath, w.c., a tabletop wash-hand basin, wall-mounted heated towel rail, and a skylight window.

The current owners have made excellent use of the rear garden space. The garden is divided into various spaces. Entering the garden through the double doors from the kitchen/diner, a deck leads onto a lawn area and a raised deck seating area, which is particularly sheltered. A raised planter extends across two borders of the garden, offering a colourful backdrop with a combination of original wall and contemporary horizontal fencing enclosing the garden. There is also a useful wooden garden shed.

At the front, the property has an attractive rubble stone Victorian façade, raised planters with a variety of mature shrubs, and a wooden bike store.

The local independent shops, cafes, and restaurants along Gloucester Road and St Andrews Park are only a short walk away. The property is also near Bishop Road Primary School and Redland Green Secondary School. Redland and Montpelier Stations are within walking distance and offer a direct route into Templemeads or up to Clifton Downs. Nearby bus stops also provide access to arterial bus routes.





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Approximate Gross Internal Area = 164.63 sq m / 1772.06 sq ft



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



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