



MAGGS
& ALLEN

1 BRANKSOME ROAD
REDLAND, BRISTOL, BS6 7LL
Price Guide £975,000

Occupying a wonderful location on a quiet road within the Redland Green APR, this substantial extended 1920's family home boasts a sizeable south-facing garden, five bedrooms and comfortable living spaces.

Property Details

Entering through a storm porch with original front door and attractive stain glass in to a welcoming hallway with exposed floorboards and under-stairs storage, you will find access to two of the reception rooms: located at the front of the property is a comfortable bay-fronted lounge with log-burner feature and picture rails. At the rear of the property is a delightful open-plan kitchen-diner which benefits from its south-facing aspect and views of the rear garden. The kitchen is modern, and is fitted with white units, grey worktops and a range of integrated appliances including electric oven, microwave, dishwasher, induction hob and worktop grill.

Double doors lead from the kitchen/diner to a significant extension that features a third reception with large floor-to-ceiling windows filling the room with natural light, a fully-fitted shower room, utility room, and to the first floor a room which is flexible in its use - currently operating as a home gym and guest room.

The first floor features three bedrooms; a bay-fronted large double, the second bedroom (currently used as master) to the rear and overlooking the garden, and a third bedroom/study at the front. A family bathroom with four-piece suite including walk-in shower enclosure and roll-top bath complete the first floor.

Ascending to the second floor - a converted loft room - you will find the fifth and final bedroom; a very comfortable double bedroom with lovely views over the surrounding area.

Externally, there is a sizeable south-facing rear garden which benefits from a rear access lane, and side access also. A raised decked area is accessible directly from the kitchen/diner through patio doors and provides an excellent space for entertaining and relaxing. The garden really is a highlight, and within the area something of a rarity due to its size and sunny aspect. To the front there is off-street parking and a fully-powered garage.

Situated a short walk from Coldharbour Road and set comfortably within the Redland Green School APR (2024), this excellent property will undoubtedly command strong interest. Call Maggs & Allen to arrange your priority viewing.

Location

The property boasts a tremendous location. Green spaces like Cotham Gardens and Redland Green and the Downs provide peace and quiet, while independent shops and cafés offer a unique local experience. Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park - on its doorstep - offers an array of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Cultural richness thrives with art galleries and theatres, complemented by the youthful energy of the University of Bristol and the highly regarded Redland Green School – meaning it is also an academic hub within the city.

This is a charming residential neighbourhood known for its Victorian architecture and family-friendly atmosphere. The area features well-maintained homes and gardens, creating a picturesque suburban setting., whilst the property's fantastic location ensures easy transportation access, making it a gateway to explore Bristol and beyond.

Diverse dining options, family-friendly amenities, and a blend of history and modernity make it a special place to live.

Schools

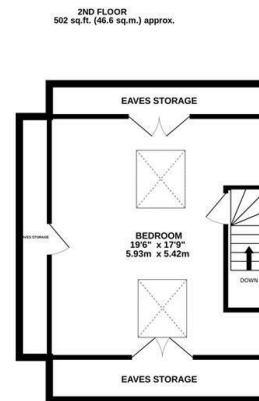
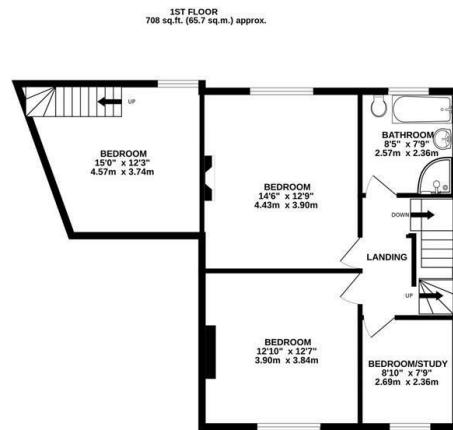
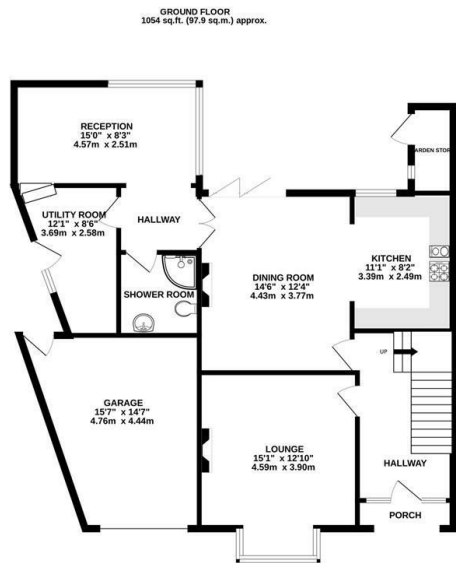
Westbury Park School approx. 0.2 miles

Redland Green School approx. 0.3 miles

Henleaze Junior School approx. 0.5 miles

If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.





TOTAL FLOOR AREA : 2264 sq.ft. (210.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Substantial family home
- Large, south-facing garden with rear and side access
- Situated in a wonderful location in close proximity to Redland Green Park and Coldharbour Road
- Significantly extended to create a third reception room blessed with natural light
- Five bedrooms
- Light and bright, open-plan kitchen/diner
- Off-street parking to front
- Garage with power and water supply
- Solar panels, battery storage and electric car charging point
- Redland Green APR

Guide Price: £975,000

Tenure: Freehold

Council Tax Band: D

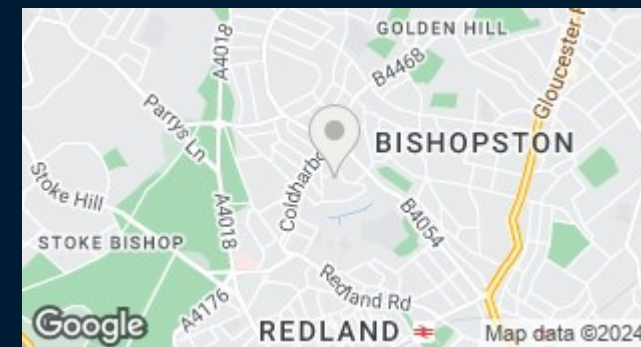
EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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