



Drayton House, 54 Arley Hill, Cotham

Guide Price Range: £1,500,000 - £1,600,000

RICHARD
HARDING



Drayton House, 54 Arley Hill,

Cotham, Bristol, BS6 5PP

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A classic, elegant and large early Victorian period (circa 1854) detached family house with beautiful gardens and secure off-street parking.

Key Features

- Offering spacious and stylishly presented accommodation (circa 4,150 sq. ft.) with 5 double bedrooms, 3 reception rooms and open-plan kitchen/family entertaining space.
- Retains an abundance of period features that blend seamlessly with many high quality additions including wooden double glazed sash windows, bi-folding doors, Bulthaup B3 kitchen with integrated appliances and family bath/shower room installed by Hobson's Choice of Bath.
- A gardener's paradise - situated on three sides and enjoying a good amount of privacy with sections of lawn, established borders, original glass/cast iron veranda with sitting out area, large garden pond adjoined by wisteria clad pergola providing further sitting out area, beautiful specimen trees and garden shed.
- Eco measures include solar PV (having battery storage) and EV charger point.
- Enjoys peace and seclusion position in a favoured location near Cotham Park Gardens and within 0.5 miles of Cotham School and 0.25 miles of Cotham Gardens Primary; convenient access to the city centre, university, main hospitals, Gloucester Road and Whiteladies Road.
- To be sold with no onward chain with completion anticipated to be offered from May 2026.





GROUND FLOOR

APPROACH: solid wood panelled front door with wall mounted external lights to either side:-

ENTRANCE VESTIBULE: tiled flooring, tall moulded skirtings, feature glass wall with LED lighting, ornate moulded cornicing, double glazed lantern light, two radiators. Double opening part multi-paned wooden doors with overlight opening to the reception hall. Six panelled door with moulded architraves, opening to:-

CLOAKROOM/WC: part multi-paned double glazed wooden window to the front elevation, low level dual flush with concealed cistern, wall stand with circular wash hand basin and mixer tap, tiled flooring, tiled walls to dado height, heated towel rail/radiator, inset ceiling downlights.

RECEPTION HALL: (30'9" x 5'11") (9.37m x 1.80m) a fabulous introduction to this spacious family home having an elegant turning staircase ascending to the first floor with mahogany handrail and ornately carved spindles. Tectonic solid ash flooring, tall moulded skirtings, ornate central ceiling arch, ornate moulded cornicing, radiator, two ceiling light points, video telecom entry system. Four panelled door with stairs descending to the cellar. Part stain glass wooden door opening to the rear hall. Four panelled doors with moulded architraves, opening to:-

DRAWING ROOM: (21'10" x 15'1") (6.65m x 4.61m) a gracious dual aspect principal reception room having wooden double glazed multi-paned sash windows to the front elevation with working shutters and window seat, additional sash window to the side elevation also with working shutters. Central period fireplace with cast iron surround, slate hearth and an ornately carved Carrera marble mantle piece. Solid oak flooring, tall moulded skirtings, picture rail, ornate moulded cornicing, ornate ceiling rose with light point, radiator.

FAMILY ROOM: (17'0" x 12'8") (5.19m x 3.85m) wooden double glazed multi-paned sash window with working shutters and overlooking the rear garden with sunny south westerly orientation. Period fireplace with cast iron basket and surround, slate hearth and an ornately carved wooded Bullseye mantle piece. Tall moulded skirtings, picture rail, ornate moulded cornicing, ornate ceiling rose with light point, vertical style radiator.

STUDY: (15'0" x 12'8") (4.58m x 3.78m) wooden double glazed multi-paned sash window to the front elevation with working shutters and window seat. Central period fireplace with cast iron surround, slate hearth and an ornately carved Carrera mantle piece. Tectonic solid ash flooring, tall moulded skirtings, picture rail, ornate moulded cornicing, ornate ceiling rose with light point, radiator.

KITCHEN/FAMILY/ENTERTAINING SPACE: (30'6" x 12'8") (9.30m x 3.85m) Buthaupb 83 kitchen fitted by Hobson's Choice of Bath in 2018. Comprehensively fitted with an array of base and eye level units combining soft closing drawers and cabinets. Slimline quartz worktops with matching upstands and LED lighting. Island unit incorporating 4 ring induction hob with downdraft extractor. Integral appliances including Miele combi microwave/oven, warming drawer and dishwasher. Large Gaggenau fridge. Double opening larder cupboard, inset ceiling downlights, a pair of roof lights, Tectonic solid ash flooring, tall moulded skirtings, vertical style radiator, arched double glazed casement window overlooking the rear garden. Casement door opening to the utility room.

Dining/Living Room: a continuation of the Tectonic solid ash flooring, tall moulded skirtings, simple moulded cornicing, ceiling light point, vertical style radiator, video telecom entry system. Double glazed casement door opening externally to the rear garden. Double glazed oak bi-folding doors overlooking and opening externally to the south west facing rear garden.

UTILITY ROOM: (9'9" x 6'6") (2.97m x 1.98m) a continuation of the Bulthaupb3 kitchen with floor to ceiling and wall to wall units combining drawers and cabinets with integral freezer, space and plumbing for washing machine and tumble dryer on stacker system. Tiled flooring with underfloor heating, radiator, arched casement double glazed windows overlooking the rear garden, inset ceiling downlights. Pocket casement door providing access to:-

BOOT ROOM: (9'8" x 6'10") (2.95m x 2.08m) base level cabinets and drawers, roll edged marble effect worktop surface, stainless steel Belfast style sink with swan neck mixer tap, eye level cabinets, tiled flooring, heated towel rail/radiator, inset ceiling downlights, wall to wall cupboards housing fuse boxes, hot water cylinder, pressurised tank and Worcester Bosch gas fired combination boiler. Arched double glazed casement door overlooking and opening externally to the rear garden.

REAR HALL: Tectonic solid ash flooring with inlaid entrance mat, tall moulded skirtings, radiator, inset ceiling downlights. Solid oak door with glazed panel opening externally to the side elevation.

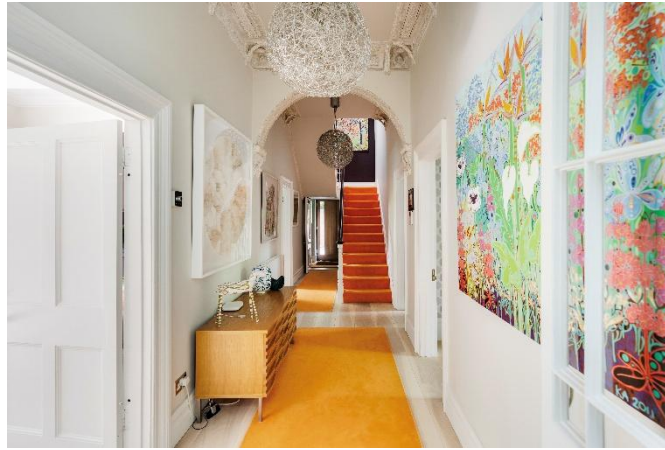
FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with mahogany handrail and ornately carved spindles, enjoying plenty of natural light via multi-paned stained glass roof light, video telecom entry system, wall mounted Hive digital thermostat heating control, tall moulded skirtings, picture rail, simple moulded cornicing, two ceiling light points. Turning staircase ascending to the second floor with wooden double glazed sash window to the rear elevation, solid oak flooring. Four panelled doors with moulded architraves, opening to:

BEDROOM 1: (17'9" x 15'5") (5.40m x 4.69m) dual aspect with wooden double glazed multi-paned sash windows to both the front and side elevations with panelled reveals. Tall moulded skirtings, picture rail, simple moulded cornicing, ornate ceiling rose with light point, radiator. Built in wardrobes with sliding part glazed wooden doors having an abundance of shelving, drawer and hanging space. Four panelled door with moulded architraves, opening to:

En-Suite Shower Room: (6'4" x 5'3") (1.93m x 1.60m) a wet room style shower with built in shower unit and an overhead waterfall style shower. Circular wash hand basin with wall mounted mixer tap. Low level dual flush wc. Tiled flooring and majority tiled walls with feature glass wall, wall mounted mirror with integral lighting, obscure glazed window to the side elevation, inset ceiling downlights.

BEDROOM 2: (17'5" x 13'1") (5.30m x 3.99m) wooden double glazed multi-paned sash window enjoying a sunny orientation and overlooking the rear garden. Chimney breast with recesses to either side, tall moulded skirtings, picture rail, simple moulded cornicing, ornate ceiling rose with light point, radiator.



BEDROOM 3: (17'5" x 15'5") (5.31m x 4.69m) wooden double glazed multi-paned sash window to the front elevation with panelled reveals and radiator. Chimney breast with recesses to either side, tall moulded skirtings, picture rail, simple moulded cornicing, ornate ceiling rose with light point.

BEDROOM 4: (13'8" x 10'8") (4.16m x 3.25m) currently utilised as a dressing room with generous built in bedroom furniture and vanity unit with integral lighting. tall moulded skirtings, wooden double glazed multi-paned sash window with sunny orientation overlooking the rear garden, radiator, picture rail, simple moulded cornicing, ceiling light point.

FAMILY BATH/SHOWER ROOM: (13'4" x 7'9") (4.06m x 2.36m) fitted by Hobson's Choice of Bath. Having freestanding bath with floor mounted mixer tap and hand held shower attachment. Wash stand with circular wash hand basin, wall mounted mixer tap and pull out drawers below. Large wet room style shower cubicle with wall mounted mixer tap, overhead waterfall style shower and hand held shower attachment. Low level dual flush wc with concealed cistern. Tiled flooring with underfloor heating, fully tiled walls with recessed shelving, opaque Crittall style double glazed window to the side elevation, heated towel rail/radiator, inset ceiling downlights, ceiling light point, extractor fan.

SECOND FLOOR

BEDROOM 5: (26'8" x 24'11") (8.13m x 7.59m) having a canopied ceiling with exposed beams and a total of eight Velux windows with fitted blinds, walk on part stained glass skylight, recessed shelving, solid oak flooring, eaves storage cupboards, two radiators, ceiling light point.

BASEMENT

CELLAR: stone flagged flooring, various ceiling light points and having three rooms in total with scope for further development if required or generous storage. Control hub for solar panels.

OUTSIDE

SECURE DRIVEWAY PARKING: accessed via a remote electronically controlled up and over roller door with personal door to side. There is a brick paved off-street parking area with space for two - four cars depending on their size having external double power socket and an EV charger point. Pedestrian gate with fencing to either side opens to:-

REAR GARDEN: enjoying a south-westerly orientation and an incredible amount of privacy. There is a level section of lawn with garden pond to one side and pergola beyond that with space for table and chairs and having an established Wisteria. There are deep shaped shrub borders featuring an array of flowering plants and mature shrubs plus specimen tree including silver birches, acers, maple, ferns and Japanese flowering cherry to name but a few. Along the rear of the house there is an original glass and cast iron veranda which links to a sunken sitting area immediately outside of the kitchen/family/entertaining space and linking to the boot room.

SIDE GARDEN: (30'0" x 10'11") (9.14m x 3.33m) designed for ease of maintenance and paved with raised shrub borders and enclosed on two sides by stripped wood fencing. Useful garden shed. Accessed internally via the side hall. Pedestrian gate opening to:-

FRONT GARDEN: (60'0" x 30'4") (18.29m x 9.25m) the front of the house features an established white flowering climbing hydrangea. There is a level section of lawn with deep shrub borders on two sides featuring an array of flowering plants, mature shrubs and specimen trees which provide a good amount of privacy. Turning stone steps with pedestrian gate onto the road providing then convenient access to Gloucester Road. Outside double power socket and lighting.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold and is subject to a perpetual yearly rent charge of £8.0s.0d. This information should be checked with your legal adviser.

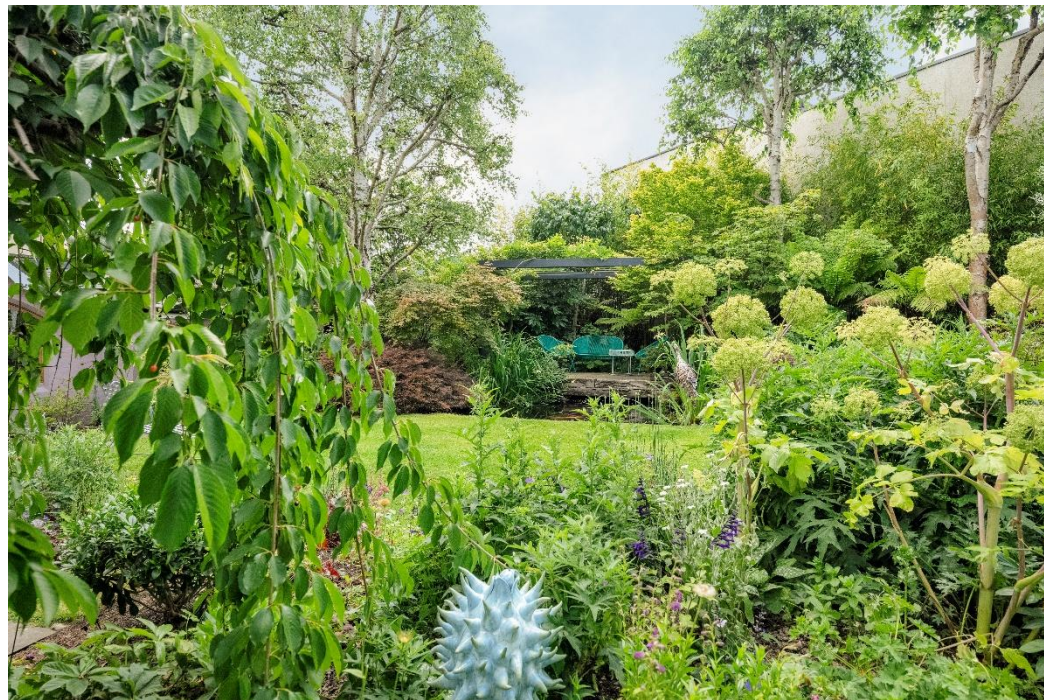
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



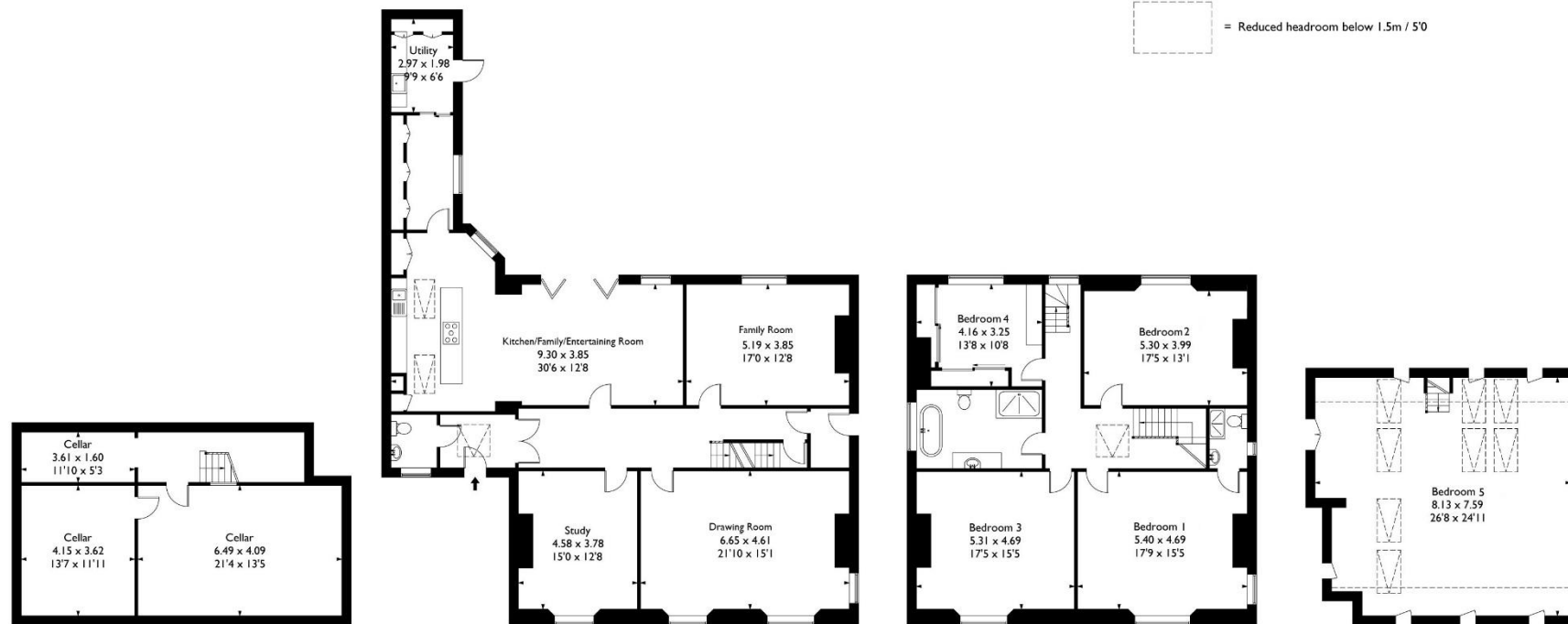
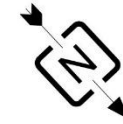


Arley Hill, Cotham, Bristol BS6 5PP

Approximate Gross Internal Area 328.9 sq m / 3540.8 sq ft

Basement Area 57.3 sq m / 616.7 sq ft

Total Area 386.2 sq m / 4157.5 sq ft



Basement

Ground Floor

First Floor

Second Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.