




SALISBURY ROAD

Redland, BS6



SALISBURY ROAD REDLAND

A substantial Victorian family home with south-west facing garden and private parking, in the heart of Redland.

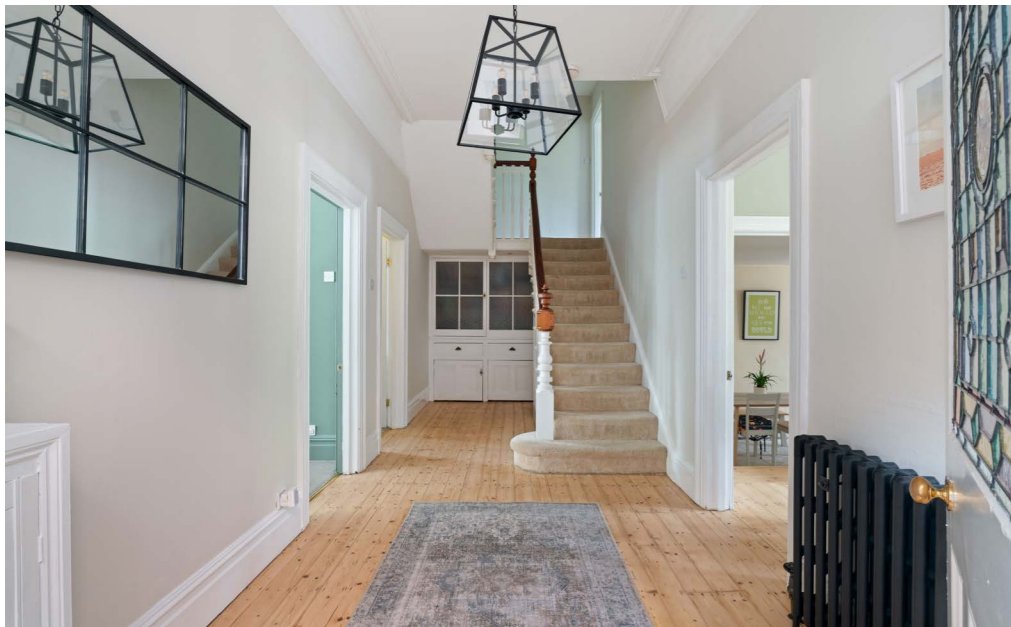
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Local Authority: Bristol City Council

Council Tax band: F

Tenure: Freehold

Guide Price: £1,400,000



A brilliant example of a well-proportioned Victorian family home found on a sought after, tree lined street in the heart of Redland, within only 330 meters of Redland Green School.

This characterful home boasts of original features, from the tiles and stained glass in the entrance hall to original fireplaces and picture rails in each reception and bedroom. Whilst retaining the Victorian features, the home has been updated with double glazing added throughout. Additionally, the current owners have undertaken thoughtful improvements and refurbishments within the past year, to add gorgeous modern touches, including: a new boiler, radiators and hive heating system throughout; new Turkish limestone fireplace surround and wood burner; extensive works to the roof.

The accommodation is arranged over three floors and offers great flexibility with family living and entertaining. The ground floor opens with a welcoming entrance hall featuring original tiles and stained glass, leading into a spacious central hallway with exposed original floorboards. At the front, a generous bay-fronted sitting room with a newly installed log burner and shutters in the bay, while an adjacent study outlooks the gated driveway. To the rear there is a formal dining room leading to the open plan kitchen and dining space, with separate utility space and W/C at the rear, all with outlook to the rear garden. Through the kitchen is access to the south-west facing patio and garden.





On the first floor, there are three double bedrooms and a spacious family bathroom with twin vanity sinks, a bath, and a separate shower. The principal bedroom overlooks the garden through a bay window and features a cleverly concealed ensuite hidden behind bespoke cabinetry. Two further double bedrooms sit at the front, one also benefitting from a bay window and its own ensuite. A dual-aspect bedroom is set on the half landing, with access to a large loft space, while the fifth bedroom occupies the top floor.





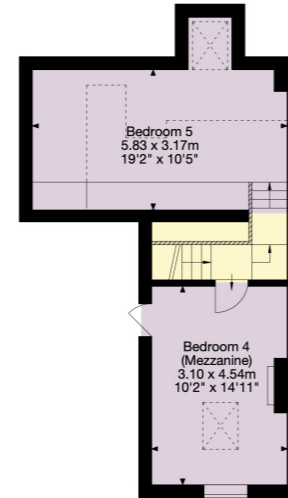
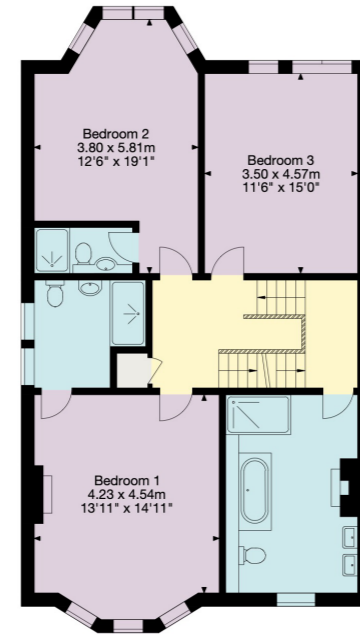
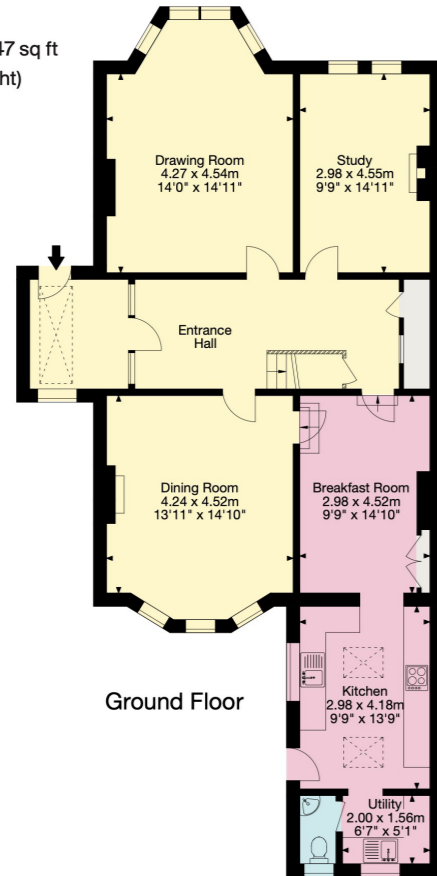
The rear garden is South West facing and thoughtfully landscaped to enjoy the sun. The kitchen opens to a generous patio area with steps at the rear leading to the level lawned area with attractive red brick and fence boundary. There is side access from the front driveway to the garden through the entrance vestibule. The front of the property is a purposeful drive with off street parking for 2 cars, enclosed by mature hedging and wrought iron gates for added privacy.



Salisbury Road

Redland, Bristol

Gross Internal Area (Approx.)
Main House = 246 sq m / 2,647 sq ft
(Incl. Areas of Restricted Height)



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2024.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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