



34 Archfield Road, Cotham

Guide Price £1,595,000

RICHARD
HARDING



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Cotham, Bristol, BS6 6BE

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An impressive and exceptionally large (circa 3,500 sq. ft.) 7 double bedroom, 3 reception, late Victorian/Edwardian period semi-detached family house with driveway off street parking and 95ft x 30ft south-westerly facing garden.

Key Features

- Well maintained over 29 years (and now for sale for only the third time in nearly 100 years) and provides generous accommodation including a level thro' kitchen and breakfast room.
- Highly prized location on a wide road close to Cotham Gardens Park, very central and convenient, so much within reasonable walking distance - Whiteladies Road, Gloucester Road, hospitals, university and city centre.
- Local schooling available at Cotham School, Cotham Gardens Primary, St Peter & Paul Primary are all nearby. The highly regarded Bristol Grammar School is within easy reach of 0.75 miles.
- **Ground Floor:** entrance porch, reception hall, drawing room, dining room, living room, kitchen/breakfast room, utility room, separate wc.
- **First Floor:** landing, 4 double bedrooms, family bath/shower room.
- **Second Floor:** part galleried landing, 3 further double bedroom (one with en-suite shower room), additional bathroom.
- **Outside:** gated driveway parking for two cars within front garden, approx. 95ft x 30ft south-westerly facing rear garden, garden/bike store.
- A much loved and spacious family home with a civilised atmosphere with the rare combination of parking and a large south westerly facing rear garden.





GROUND FLOOR

APPROACH: wrought iron vehicular gates open onto a driveway with pathway leading alongside the house to the front entrance. Solid wood panelled front door with brass door furniture and fanlight, opening to:-

ENTRANCE PORCH: having tessellated tiled flooring, simple moulded cornicing, ceiling light point. Upvc double glazed door with overlight opening externally to the rear elevation. Part stained glass double opening doors with matching side panel and overlights, opening to:-

RECEPTION HALL: (21'6" x 7'3") (6.55m x 2.21m) a spacious introduction, having exposed wooden floorboards, elegant and wide turning staircase ascending to the first floor with handrail and ornately carved spindles, tall moulded skirtings, picture rail, ornate moulded cornicing, useful understairs storage cupboard with light point, radiator, ceiling light point, wall light point. Original butler's pantry with dresser combining drawers, cabinets and shelving. Stripped pine panelled doors with moulded architraves, opening to:-

DINING ROOM: (17'11" x 14'10") (5.46m x 4.52m) wide bay window to the front elevation comprising four sash windows with stained glass overlights. Central period fireplace with open fire, decorative tiled slips, slate hearth and an ornately carved marble mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, ornate moulded cornicing, ornate ceiling rose and detailing, radiator, ceiling light point.

LIVING ROOM: (15'5" x 9'10") (4.70m x 3.00m) a pair of sash windows to the front elevation with stained glass overlights and secondary glazing. Chimney breast with ornate moulded mantelpiece and recesses to either side (one with fitted shelving and the other with display cabinet, drawers and base level cabinet). Exposed wooden floorboards, tall moulded skirtings, picture rail, simple moulded cornicing, ornate ceiling rose, ceiling light point, radiator.

DRAWING ROOM: (19'0" x 14'11") (5.79m x 4.55m) tall bay window overlooking the rear garden comprising four double glazed sash windows and enjoying a sunny south-westerly orientation. Central period fireplace with coal effect gas fire, decorative tiled slips, cast iron surround, slate hearth and an ornately carved slate mantelpiece. Recesses to either side of the chimney breast, tall moulded skirtings, picture rail, ornate moulded cornicing, ornate ceiling rose, ceiling light point, radiator.

KITCHEN/BREAKFAST ROOM: (33'2" x 10'10") (10.11m x 3.30m) comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets, glazed display cabinets and shelving. Roll edged marble effect worktop surfaces with splashbacks, ceramic 1 ½ bowl sink with draining board to side and swan neck mixer tap over. Integral Rangemaster gas/electric range cooker, 5 ring gas hob, extractor over. Integral dishwasher and space for an American style fridge/freezer. Engineered oak flooring, column radiator, tall moulded skirtings, internal etched glass window through to the butler's pantry, ceiling light point, wall light point.

Breakfast Area: high sloping ceiling, three Velux windows and fitted blinds. Upvc double glazed double doors with windows to either side overlooking and opening externally onto the rear garden. A continuation of the engineered oak flooring, tall moulded skirtings, inset ceiling downlights. Door with moulded architraves, opening to:-

UTILITY ROOM: (10'6" x 7'8" measurements including separate wc) (3.20m x 2.34m) roll edged worktop surface with travertine splashback tiling and undermount cabinet. Space and plumbing for washing machine. A continuation of the engineered oak flooring, radiator, double glazed window to the side elevation, inset ceiling downlights, extractor fan. Wall to wall cupboards with ample hanging rail and shelving space plus wall mounted Baxi gas fired combination boiler. Panelled door opening to:-

Separate WC: low level dual flush wc, wall mounted wash hand basin with mixer tap and travertine tiled splashback, heated towel rail/radiator, obscured double glazed window to the side elevation, engineered oak flooring, moulded skirtings, inset ceiling downlights, extractor fan.

FIRST FLOOR

LANDING: enjoying plenty of natural light via two skylight windows, turning staircase ascending to the second floor with handrail and ornately carved spindles, tall moulded skirtings, simple moulded cornicing, ceiling light point. Pine panelled doors with moulded architraves, opening to:-

BEDROOM 1: (18'11" x 13'4") (5.77m x 4.06m) south-west facing bay window overlooking the rear garden and comprising four double glazed sash windows. Chimney breast with recesses to either side, exposed wooden floorboards, tall moulded skirtings, simple moulded cornicing, ceiling light point, radiator, wash hand basin with splashback tiling and double opening cupboard below.

BEDROOM 2: (17'9" x 14'10") (5.41m x 4.52m) bay window to the front elevation comprising four sash windows with secondary glazing. Chimney breast with recesses to either side, exposed wooden floorboards, tall moulded skirtings, simple moulded cornicing, radiator, ceiling light point.

BEDROOM 3: (16'4" x 12'8") (4.98m x 3.86m) double glazed sash window overlooking the rear garden, chimney breast with recesses to either side (one with double opening wardrobe), exposed wooden floorboards, tall moulded skirtings, simple moulded cornicing, ceiling light point, radiator.

BEDROOM 4: (15'5" x 10'1") (4.70m x 3.07m) a pair of sash windows to the front elevation, chimney breast with recesses to either side (one with double opening wardrobe), moulded skirtings, radiator, ceiling light point.

FAMILY BATH/SHOWER ROOM/WC: (11'10" x 7'3") (3.61m x 2.21m) dual aspect with obscured glazed windows to the front and rear elevations. Panelled bath with hot and cold water taps, shower screen, wall mounted shower unit and handheld shower attachment. Pedestal wash hand basin with hot and cold water taps. Low level flush wc. Wood effect flooring, fully tiled walls, moulded skirtings, ceiling light point, radiator.



SECOND FLOOR

PART GALLERIED LANDING: part galleried over the stairwell and enjoying plenty of natural light via the aforementioned skylight windows. Moulded skirtings, ceiling light point, loft access. Panelled doors with moulded architraves, opening to:-

BEDROOM 5: (19'3" x 16'10") (5.87m x 5.13m) enjoying plenty of natural light with four south-westerly facing windows, ornate cast iron fireplace, exposed wooden floorboards, two radiators, moulded skirtings, two ceiling light points, eaves storage cupboard. Panelled door opening to:-

En-Suite Shower Room/WC: (9'10" x 6'0") (3.00m x 1.83m) built-in shower cubicle with wall mounted electric shower unit and handheld shower attachment. Low level flush wc. Pedestal wash hand basin with hot and cold water taps. Sloping ceiling with Velux window and part restricted head height. Tiled flooring and partially tiled walls, ornate cast iron fireplace, radiator, two wall light points. Door to useful loft storage space.

BEDROOM 6: (15'3" x 15'2") (4.65m x 4.62m) attractive triple sash window to the front elevation, canopied ceiling, period fireplace with recesses to either side of the chimney breast, moulded skirtings, radiator, two ceiling light points.

BEDROOM 7: (15'3" x 10'0") (4.65m x 3.05m) high sloping ceiling with large Velux window, painted exposed wooden floorboards, ornate cast iron fireplace with recesses to either side of the chimney breast, moulded skirtings, radiator, ceiling light point.

ADDITIONAL BATHROOM/WC: (9'5" x 7'4") (2.87m x 2.24m) panelled bath with hot and cold water taps, pedestal wash hand basin with hot and cold water taps, low level flush wc, tiled flooring, partially tiled walls, sloping ceiling with Velux window, radiator, ceiling light point. Useful storage cupboard with hanging rail and shelving.

OUTSIDE

OFF STREET PARKING: set behind a dwarf stone wall with wrought iron railings and wrought iron vehicular gates opening onto driveway which provides space for two cars. Deep shrub borders featuring an array of mature shrubs including an established hydrangea.

REAR GARDEN: (95ft x 30ft) (28.96m x 9.14m) immediately to the rear of the house is a paved patio with generous space for garden furniture, potted plants and barbecuing etc. A pathway then meanders through the garden with a deep shrub border to one side and a section of lawn to the other. Gate with access onto rear lane. As well as enjoying a sunny south-westerly facing orientation the garden is well considered and benefits from a generous array of flowering plants, mature shrubs and specimen trees. At the tail end of the garden there is a raised height hardstanding area accessed via pedestrian gate. The garden is enclosed with a combination of brick/stone walls and timber fencing. Outside water tap and external lighting. Double glazed double doors give access to:-

GARDEN/BIKE STORE: (13'10" x 6'0") (4.22m x 1.83m) high sloping ceiling with exposed beams, light and power connected.

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. This information should be checked with your legal adviser.

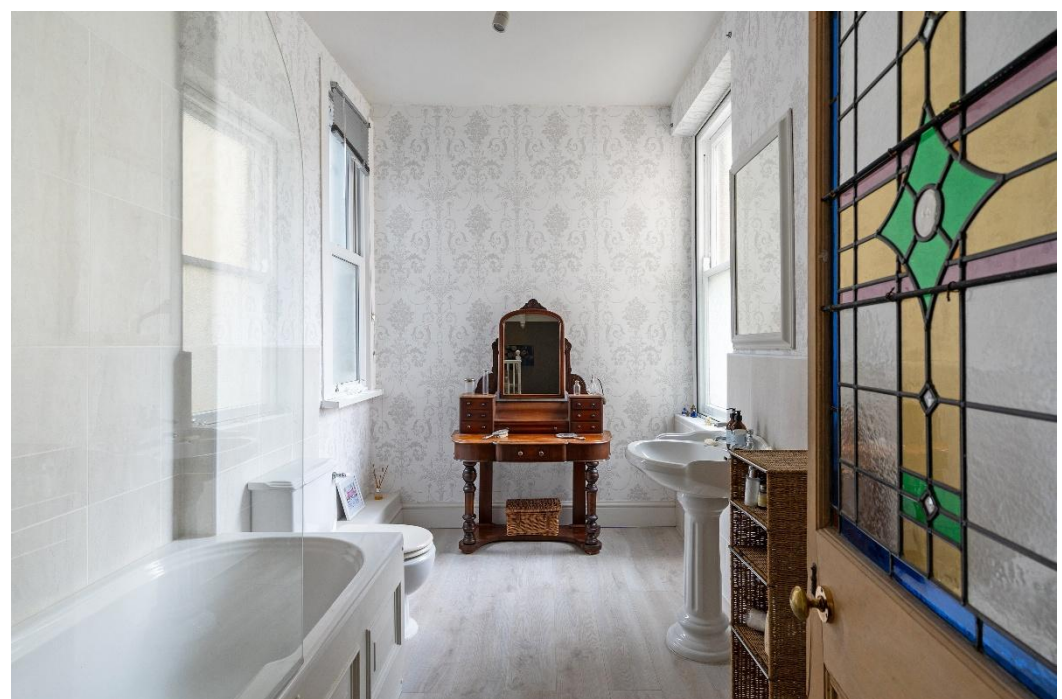
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G

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		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

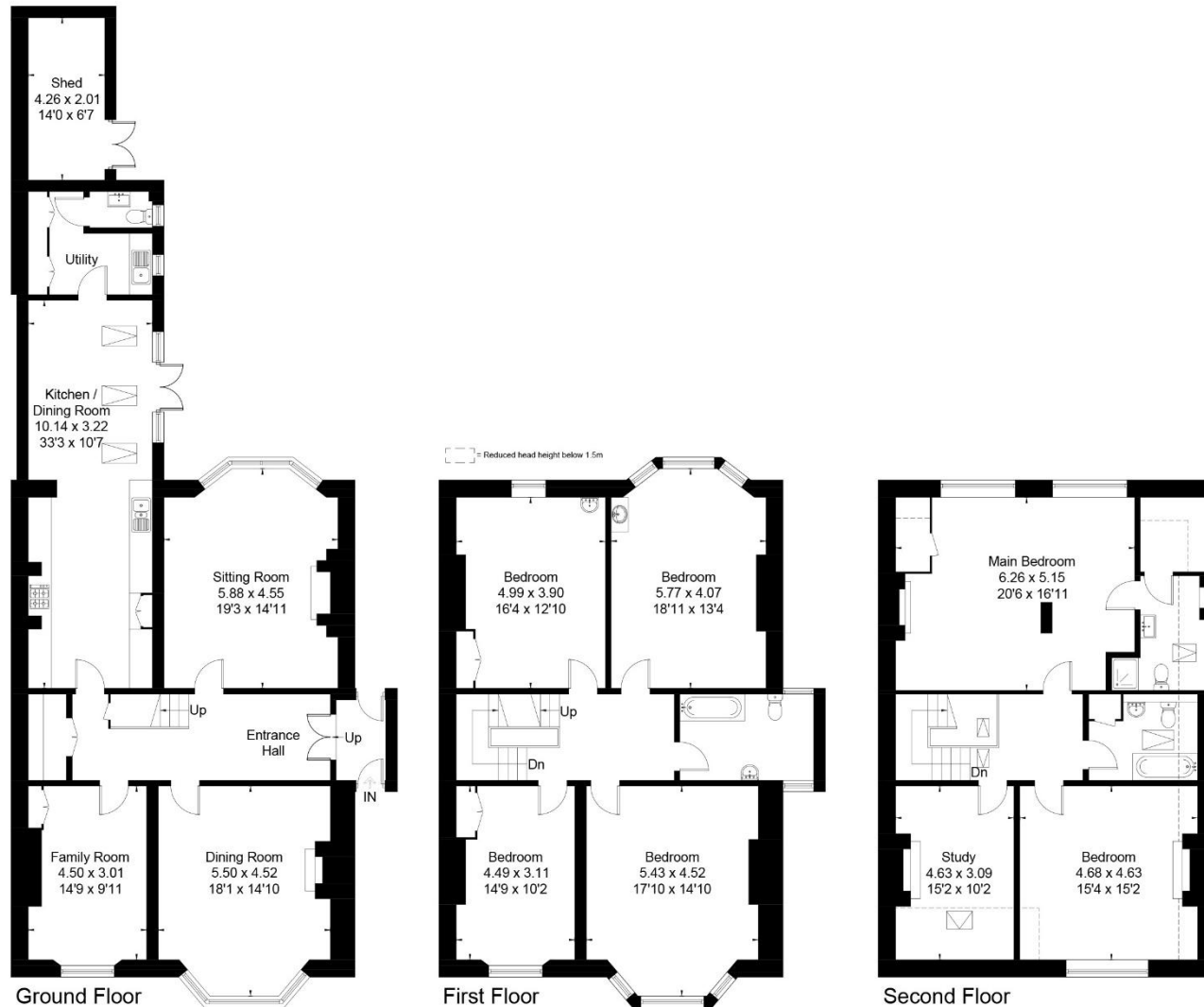
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Archfield Road, Cotham Bristol, BS6 6BE

Approximate Floor Area = 332.3 sq m / 3577 sq ft (Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108128