



16 Cotham Lawn Road, Cotham

Guide Price £1,375,000

RICHARD  
HARDING





# 16 Cotham Lawn Road,

Cotham, Bristol, BS6 6DU

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A striking and incredibly inviting 4 bedroom, 2/3 reception room detached home situated in a convenient central Cotham location, enjoying the rare advantage of level front and rear gardens, off-road parking for at least 2 cars and a gorgeous design led interior.

## Key Features

- Lateral accommodation arranged over two floors with a balanced flowing layout with comfortable and practical accommodation filled with natural light.
- Situated in a highly convenient location high up in Cotham within just a gentle stroll of independent shops and restaurants of Cotham Hill, and therefore also nearby Clifton Down Train Station, bus connections to central areas and all central parts of Bristol, as well as being nearby excellent schools including Cotham Gardens Primary, Cotham Secondary, Bristol Grammar School and QEH.
- **Ground Floor:** spacious entrance hallway, good sized sociable kitchen/dining room with adjoining utility room and access to the garden, sitting room flows through to dining room/reception 2, also having direct access out onto the rear garden, adjoining separate study and cloakroom/wc.
- **First Floor:** landing, principal double bedroom with walk-in dressing area and en-suite, bedroom 2, bedroom 3, bedroom 4 and family bathroom.
- **Outside:** Gated off-road parking for two cars, rare advantage of a garage and generous front and rear gardens providing plenty of outdoor space and a surprising amount of privacy for such a central location.
- A stunning individual home in an enviable location.







## GROUND FLOOR

**APPROACH:** via attractive timber double gates entering a landscaped block paved driveway affording off-road parking for at least two cars, the driveway leads up to a covered entrance front door to the property.

**ENTRANCE HALLWAY:** (13'4" x 7'7") (4.06m x 2.31m) a bright and welcoming entrance hallway with flooring with underfloor heating and glazed panels to front overlooking the driveway and front garden. Corner cloaks cupboard housing the Vaillant gas central heating boiler. Door leads off to the sitting room and wall opening flows through from the entrance hallway into the sociable kitchen/dining room.

**SITTING ROOM:** (front) (18'10" x 13'11") (5.73m x 4.25m) a beautiful light and airy sitting room with high level double glazed windows to side and double glazed doors to front accessing the private front garden, open fire, built in shelving to alcove, radiators, exposed stripped floorboard and wide wall opening connecting through to:-

**DINING ROOM/RECEPTION 2:** (14'4" x 13'8") (4.37m x 4.16m) a good sized sociable dining space connecting to the living area and the kitchen/dining room providing a brilliant flow to the ground floor accommodation. Open tread staircase rising to the first floor landing, central sliding doors with glazed panels beside and lovely open aspect over the rear garden, which attracts afternoon and evening summer sunshine. Door leads off to a study with adjoining cloakroom/wc.

**KITCHEN/DINING ROOM:** (19'6" x 18'1") (5.95m x 5.52m) a modern fitted kitchen comprising matt white units with granite worktops over, central island with 4-ring gas hob, inset sink and drainer unit, integrated eye level oven/microwave with fridge/freezer beside, plumbing and appliance space for dishwasher, tiled floor with underfloor heating, ample space for dining table and chairs and seating area with sliding double glazed doors leading out onto the landscaped rear garden. Inset spotlights, upright radiator. Door connecting through to dining room/reception 2. Further door off to the utility room and garage.

**UTILITY ROOM:** (7'9" x 4'0") (2.36m x 1.22m) plumbing and appliance space for washing machine with work counter and sink over, glazed window to rear, tiled floor and door leading off to the garage.

**STUDY:** (9'5" x 4'9") (2.86m x 1.45m) brilliant hideaway perfect for an office with dual aspect glazing to front and side, parquet style flooring, radiator. Door accessing cloakroom/wc.

**CLOAKROOM/WC:** low level wc with concealed cistern, wash basin with storage cabinet beneath, high level window to side, heated towel rail.

## FIRST FLOOR

**LANDING:** doors off to all four bedrooms and the family bathroom, galleried study landing area with windows here offering a spectacular landscape view over the rooftops of neighbouring houses behind towards Clifton. Loft hatch accesses a generous loft storage space.

**BEDROOM 1:** (rear) (18'1" x 11'3") (5.52m x 3.44m) fabulous principal bedroom with Juliet balcony with double doors to the rear offering a far reaching cityscape view and outward over the rear garden, contemporary upright radiator and doors leading off to a walk in wardrobe/dressing room and good sized en-suite shower room.

**Dressing Room:** (9'2" x 5'0") (2.79m x 1.52m) walk in wardrobe space with small Velux skylight window and obscured glazed cube windows to front, radiator, inset spotlights and built in shelf.

**En-Suite Shower Room:** (8'7" x 7'7") (2.62m x 2.31m) generous en-suite with walk in wet room style shower, dual headed system fed shower, wc with concealed cistern and counter above, marble sink with storage cabinets beneath, obscured cube windows to front, Velux skylight window, floor with underfloor heating, inset spotlights & extractor fan.

**BEDROOM 2:** (front) (13'11" x 11'2") (4.25m x 3.40m) double bedroom with plenty of space for bedroom furniture, radiators and two double glazed windows to front offering an open outlook over Cotham, the front garden and Cotham Lawn Road towards the Cotham School playing fields opposite.

**BEDROOM 3:** (rear) (13'1" x 12'0" max to front of built in wardrobes) (4.00m x 3.66m) double glazed windows to rear overlooking the rear garden and offering rooftop views, radiator and built in wardrobes.

**BEDROOM 4:** (front) (13'11" x 7'4") (4.25m x 2.24m) double guest bedroom with balcony to front offering the same open outlook at the front over towards Cotham School playing fields & a radiator.

**FAMILY BATHROOM/WC:** A good sized family bathroom with a bath & separate shower, sink & wc. Window to rear elevation.





## OUTSIDE

**OFF-ROAD PARKING, FRONT GARDEN & GARAGE:** (Garage: 18'1" x 9'3") (5.50m x 2.81m) gated driveway proving off-road parking for at least two cars leading up to the front door of the property, an up and over door providing access to the single garage. Beside the driveway there is a good-sized front garden, tastefully landscaped with wild grasses and planting. Seating area, contemporary slatted fencing and beech hedge to front.

**REAR GARDEN:** (55ft x 32ft) (16.76m x 9.75m) an incredibly private level rear garden perched high up in Cotham providing an expansive sky, enjoying a south westerly side aspect and therefore attracting much of the afternoon and early evening summer sunshine. Raised composite deck wrapping round rear of property to a paved seating area, to one side there is a handy gated side access through to the front garden.

## 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: E

### 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	77 C	78 C
55-68	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.









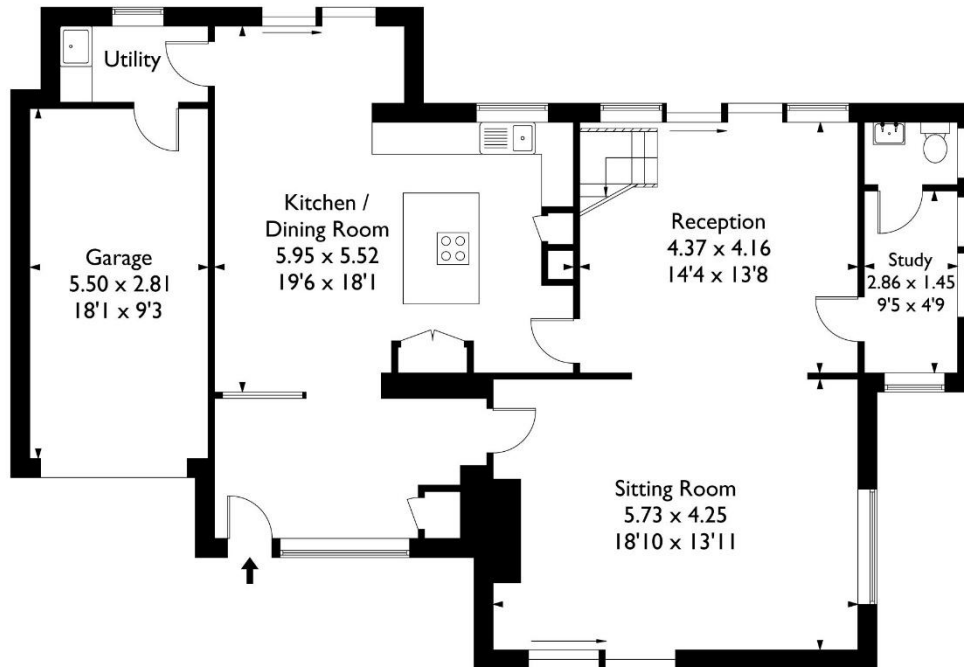


# Cotham Lawn Road, Cotham, Bristol BS6 6DU

Approximate Gross Internal Area 178.70 sq m / 1923.50 sq ft

Garage Area 15.50 sq m / 166.40 sq ft

Total Area 194.20 sq m / 2089.90 sq ft



Ground Floor



First 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.