

Hydes
OF BRISTOL

3 The Fosseway
Clifton
Bristol

3 THE FOSSEWAY, CLIFTON, BRISTOL, BS8 4EN

A rare opportunity to buy a much-loved Victorian family home on The Fosseway, a quiet cul-de-sac within easy walking distance of Clifton Village and the Clifton Triangle. Offered for sale for the first time in sixty years, this substantial semi-detached house combines original period features, generous room proportions and an unusually peaceful setting. It is particularly unusual for a whole house to become available, with no property on the street having come to market for fifteen years

The light and spacious house retains many of the details that give Victorian homes their character, including beautifully proportioned rooms, decorative cornicing, fireplaces and high ceilings. To the rear, it backs directly onto the historic Birdcage Walk, providing a leafy outlook and a sense of privacy.

The mature, south-facing garden offers a sunny lower seating area with a raised upper lawn. It is a lovely setting for enjoying the peace and the greenery.

With 14 rooms, seven bedrooms, generous reception rooms and additional cellar space, the house offers flexibility for family life, working from home and accommodating guests. While retaining much of its original character, it would benefit from some updating and offers the opportunity for a new owner to make it their own. It should be noted the property is being sold with no onward chain.

The ground floor begins with an entrance porch leading to the main hallway, with a further door at the end of a covered exterior passage providing access to the rear garden.

The spacious living room occupies the front of the house, with a generous bay window bringing in natural light and a large open working fireplace. To the rear, a large dining room enjoys views over the garden and has steps leading down to the kitchen. All the windows on the ground floor are double glazed as is the sliding glass door from the utility room into the garden; the living room and dining room have working shutters.

The kitchen has impressive double-height ceilings and extensive storage in a range of fitted wall and floor units. Beyond it, a separate utility room and ground-floor WC provide useful additional facilities and access to the garden. The kitchen gives access to the lower-ground-floor cellar rooms, offering valuable storage and potential for other uses, subject to any necessary consents.

On the first floor, the principal bedroom and adjoining sitting/dressing room enjoy a view over the rear garden. A shower room and two further bedrooms at the front of the house complete this floor.

The upper floor provides four further bedrooms and a family bathroom. The seven bedrooms in total offer considerable flexibility: depending on the owners' needs, for use as studies, guest rooms, creative spaces or additional living accommodation.

The rear bedrooms enjoy particularly attractive open views across Birdcage Walk and the historic grounds of the former St Andrew's Church which has a magnificent collection of trees.

LOCATION

The Fosseway is a quiet residential cul-de-sac tucked away just off Victoria Square, yet within easy walking distance of the shops, independent boutiques, cafés and restaurants of Clifton Village and the Clifton Triangle. Clifton is renowned for its distinctive Victorian architecture, attractive garden squares and village atmosphere.

The house's position beside Birdcage Walk gives it a particularly appealing connection to this historic part of Bristol. The Clifton Downs are also within reach, offering extensive open spaces.
Despite its peaceful setting, the property is well placed for access to Bristol city centre, approximately one and a half miles away. Local bus services provide convenient connections across the city, while Bristol Temple Meads offers mainline rail services.

The area is particularly well served for schools, both state and private. Several are within easy walking distance, including Clifton College, Clifton High, BGS, QEH and Christchurch Primary School.

OTHER INFORMATION

TENURE – Freehold

VIEWING - Strictly by appointment with sole agents Hydes of Bristol.

SERVICES – Mains gas, electricity, water, drainage and facility for high-speed broadband.

ENERGY PERFORMANCE RATING – E (53) with potential of C (73)

LOCAL AUTHORITY: Bristol City Council - www.bristol.gov.uk

COUNCIL TAX: - Band G - Currently £4,522.80 payable for 2026/2027.

MOBILE PHONE COVERAGE - Good indoor and outdoor - with EE, 02, Vodafone and Three.

BROADBAND - Download up to 1,000 mbps - Upload - up to 100 mbps.

PARKING – On street permit parking with up to 3 permits available.











An enchanting and well-stocked south facing garden that is not overlooked from the rear.

The Fosseway, Clifton, Bristol BS8 4EN

Approx. Gross Internal Area
2776.0 Sq.Ft - 257.90 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.









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