



16 Canynge Square
Address 2

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OLIVER
property agents



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Address 2

An exquisite Grade II Listed five-bedroom family home on one of Clifton's most sought-after Garden Squares.

Stunning stucco fronted Grade II Listed townhouse | Extensively and sensitively refurbished throughout | Tom Howley kitchen opening into the garden | Three reception rooms | First floor master-bedroom suite | Four further double bedrooms and two further bath / shower rooms | Private rear garden and a west facing front courtyard | Beautiful communal gardens to the front | Quiet no-through road location | Basement level storage and a separate utility room

Situation

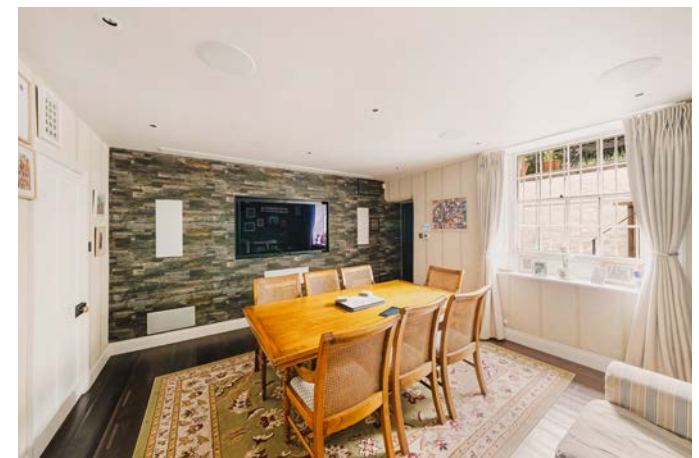
Canynge Square is considered by many as one of the most sought after addresses in Clifton; with its quiet leafy lined terraces and idyllic situation on the edge of Clifton village. The property is close to Clifton College and within easy reach of The Downs, some 400 acres of open public space as well as the cafes, restaurants and boutique shops of Clifton village (0.2 miles) which lie in wait a short walk away across Christchurch Green.

Bristol is highly regarded for its educational establishments, and the house is within catchment for Christchurch Primary School (0.4 miles). Clifton College is just 0.3 miles to the east (with a respected nursery and Butcombe Prep School). BGS, QEH, Badminton School for Girls and Clifton High are also all within easy striking distance.

Bristol is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport a little over 8 miles to the south.

For Sale Freehold

16 Canynge Square is an exquisite Grade II Listed Clifton townhouse which has been renovated to a magnificent standard throughout by the current owners who have spared no expense and applied attention to detail in every room and have successfully created a truly remarkable home.







The property is neatly nestled amongst a terrace of striking stucco-fronted townhouses with enviable views over the locally cherished shared garden in the centre of the square. Accessed via an impressive entrance and private, enclosed ground floor front-courtyard garden which is complete with a sizeable patio and boarded by a raised bed of lavender. Additional access to the lower ground floor of the property is also possible from some steps to the side of the courtyard.

Stepping through the front door, a useful lobby area gives way to an impressive entrance hall with a mass of elegant period detailing which includes high ceilings, walnut flooring and ceiling archways and ornate cornice.

Adjacent to the hallway is a tastefully decorated cosy living room which is flooded with light from a large sash window and packed with further period details including a ceiling rose, cornicing, functioning shutters and a gas fire.

Towards the end of the hallway is a spacious dining room which is as equally as characterful and decorated in the same beautiful contemporary style and enjoys use of a 'dumb waiter' service which has been neatly concealed within a floor-to-ceiling feature panelled shaft and connects to the kitchen level below. At the end of the hallway is a guest WC which has unique backlit marbled panels.

A staircase with a bespoke glazed panelling leads down a truly exquisite and extremely well furnished full-depth kitchen with access through to the east facing garden on one side and a full kitted out snug / home cinema on the other, currently used as the breakfast room.

The bespoke 'Tom Howley' kitchen is riddled with high specification 'Miele' appliances which include an oven, steam oven, wine fridge, dishwasher as well as a sizeable walnut clad kitchen island with countersunk gas cooker. The kitchen has an expanse of white marbled granite worktop space, a sizeable walnut clad kitchen island and array of cupboard space, pull pantry storage, and a handmade larder cupboard. The kitchen is bright and airy and flooded with natural light which floods into the space from the large floor to ceiling windows and doors overlooking the private east facing courtyard garden. Further services include a light slab tiled floor with underfloor heating and a downstairs WC.

The snug / cinema room is a spectacular addition to this home and is packed with state-of-the-art technology which is neatly concealed within the walls and ceilings, this room will certainly be well received by any film enthusiasts. The room enjoys a countersunk wall mounted TV with additional or optional use projector screen, which is hidden in the ceiling, both of which enjoy connectivity to an array of integrated ceiling and wall speakers. This room can also be accessed directly from a vaulted area towards the front of the property with independent access from a secondary door to steps up to the front courtyard.

Below the kitchen lies an incredibly useful cellar space, complete with utility room, water tank, boiler system a selection high specification internet and wiring systems which service the house. This is a very





useful space and is warm, dry and been professionally tanked, ideal for long term storage or perhaps a superb wine cellar.

The first floor of the property has been devoted to an incredible master suite level which consists of a very spacious master bedroom which is flush with further period features and enjoys private access and use of a west facing balcony overlooking the gardens beyond, and a truly one-of-a-kind bathroom across the hall.

The bathroom is sumptuous and features white marbled floors, underfloor heating, bespoke panelled wardrobes, 'Victoria Albert' free standing bathtub and dual sinks a stunning open top and oversized glass walk in 'Hansgrohe' shower cubical.

Over the top two floors are four further double bedrooms and two bath / shower rooms.

The second floor bathroom is well equipped with a bath, walk in shower and has a magnificent micro 'fish scale' metro tiled feature wall, whereas the third-floor shower presenting a particularly inviting curved 'Snail' shaped walk-in shower.

From the top floor, light floods down the stairwell from a large Velux window and through a large pane of 'Electric Frosted Glass' which covers most of the landing space on the top floor. This landing glass is crystal clear, or can be frosted for privacy instantly by a click of a button for privacy, offering further architectural flare to this gorgeous period homer.

Outside

The rear walled courtyard is sensitively landscaped to create an "indoor / outdoor" environment accessed via a glazed set of French doors. There is plenty of room for casual dining and outdoor cooking.

The west-facing front courtyard catches much of the afternoon sun and presents further al-fresco dining, flanked by a raised bed of lavender which sits behind between the wrought-iron balustrades.

To the front however is one of Bristol's best kept secrets; a well-maintained public garden with a fabulous expanse of lawn and mature borders. Whilst "open to all" the garden enjoys a strong resident's committee who help with the garden's maintenance and it is regularly used by families on the square of all size and ages who enjoy its use throughout the year.

SERVICES: Mains water, electricity, gas and drains. Gas central heating system. Alarm System. Water-softening systems. Telephone and Fibre Broadband by private arrangement.

Local Authority: Bristol City Council: Tel: 0117 922 2000
Council Tax: Band G

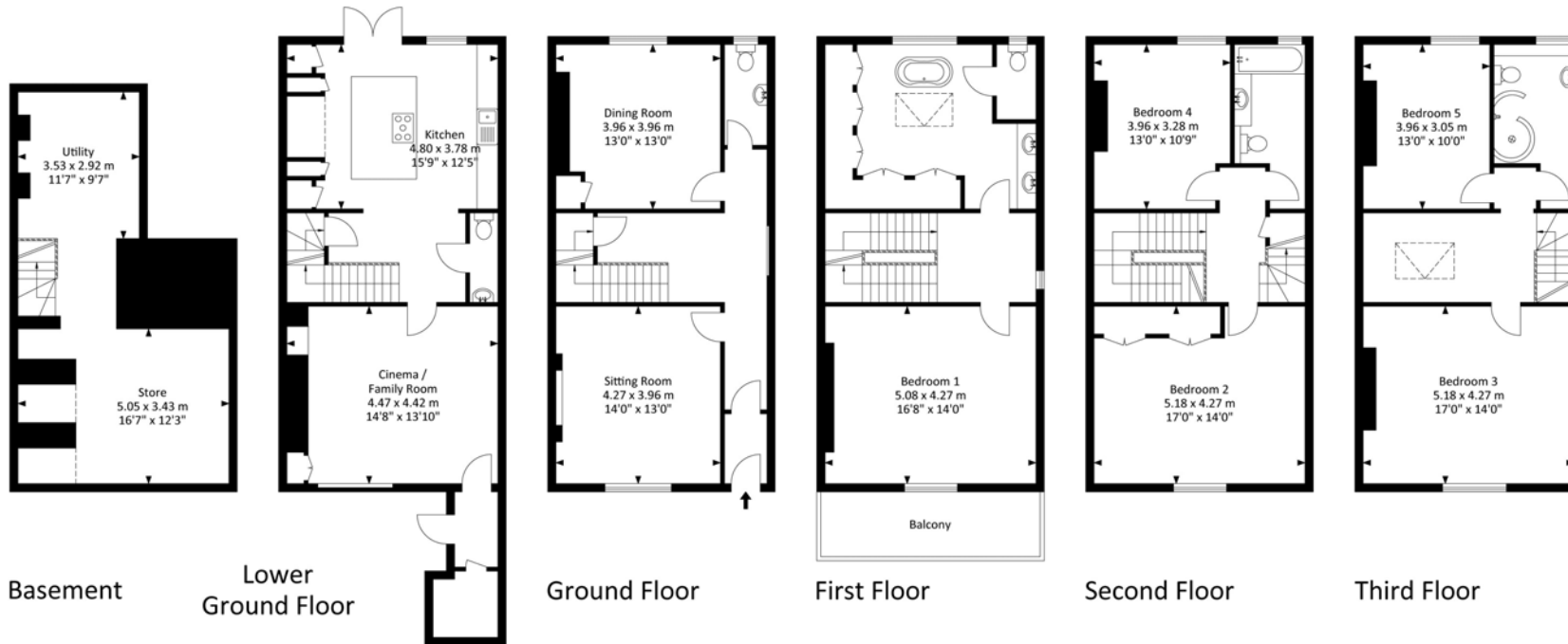
Directions: Post Code BS8 3LA

Viewing: Strictly by appointment with Rupert Oliver Property Agents



Canyng Square, Clifton, Bristol BS8

Approx. Gross Internal Area
3306 .0 Sq.Ft - 307.0 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.