



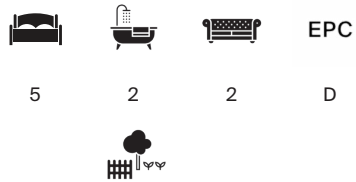
## ARCHFIELD ROAD

Cotham



# ARCHFIELD ROAD COTHAM

Enjoyed by the current owners for many years, this charming period home offers space, light and timeless appeal in one of Bristol's most desirable residential locations.



Local Authority: Bristol City Council

Council Tax band: F

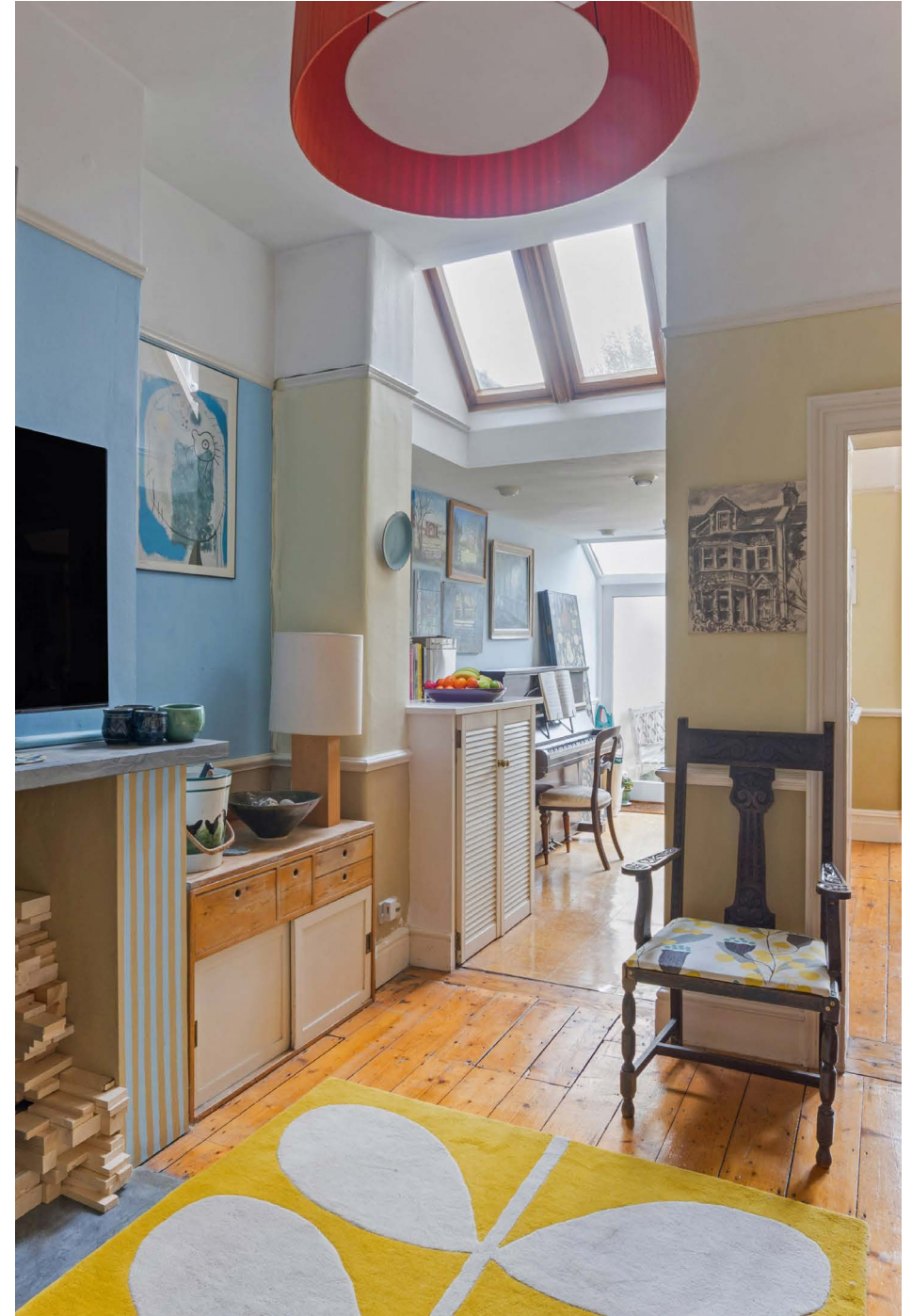
Tenure: Freehold

Guide Price: £1,100,000



A handsome and beautifully proportioned period townhouse offering over 2,100 sq ft of well-balanced accommodation arranged over three floors. This fine five double bedroom family home is filled with natural light and period character, complemented by a delightful south-facing garden and a peaceful Cotham address.

A welcoming entrance hall leads to a bay-fronted sitting room with an original, elegant and working fireplace. At the rear of the home, enjoying a southerly orientation, is a further family room which opens to the kitchen with bay window overlooking the garden, with an adjoining additional space which has French doors accessing the terrace area and garden.







Upstairs, the first floor provides the principal bedroom with walk-in dressing room, a further two generous double bedrooms and a well appointed family bathroom. The top floor homes another two double bedrooms, a second bathroom and access to loft storage.

The home benefits from many period features- including high ceilings, sash windows and original detailing.



## OUTSIDE

The property is approached up through a pretty front garden with mature trees and planting.

To the rear of the property the south facing garden is a particular highlight-wonderfully private and landscaped into terraces with established planting and a lawn. At the far end of the garden is raised decking and a practical garden store.

A gate to the rear provides convenient access.







# Archfield Road Bristol, BS6 6BE

Gross Internal Area (Approx.) = 203.1 sq m / 2186 sq ft (Excluding Shed)



Ground Floor

First Floor

Second Floor



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 #97907

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)

We would be delighted  
to tell you more.

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