



Garden Flat, 9 West Shrubbery

Redland, Bristol, BS6 6SZ



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A truly exquisite and versatile period garden apartment, beautifully refurbished to an exacting standard, featuring allocated off-street parking and an enchanting south-west facing rear garden on one of Redland's most prestigious streets.

Beautifully refurbished top-specification garden flat blending timeless period charm with contemporary finishes | Stunning kitchen space featuring Smeg and Bosch appliances alongside Quartz worktops and Mandarin Stone slate flooring | Grand sitting room showcasing an epic working log burner, exquisite ceiling cornice work and solid wooden flooring and hardwood double-glazed sash windows | Expansive principal bedroom with solid wooden floors, double-glazed sash windows and ample built-in storage | Highly versatile second bedroom/ study with direct garden access and existing plumbing for a potential en-suite | Sensational, newly landscaped south-west facing rear garden oasis with entertaining space, cherry and quince trees | Allocated off-street parking and an attractive stone frontage with a charming front garden | Ideal for downsizers, couples, or young families seeking a turnkey property in a highly sought-after neighbourhood | EPC: D



Situation

West Shrubbery is a serene, tree-lined residential road in the heart of Redland. The area enjoys a peaceful ambiance, with only the occasional hum of nearby school life reminding you of its family-friendly setting.

Nearby Whiteladies Road, Lower Redland Road, Cotham Hill and Chandos Road offer a wonderful selection of independent cafes, delis and the odd Michelin-starred restaurant, while Redland Green and The Downs provide open green space just a short stroll away.

The area is celebrated for its beautiful semi-detached Victorian properties and the neighbourhood remains one of the most sought-after and rarely available addresses in Bristol, perfectly situated for convenience, charm and a friendly community feel.

Bristol Airport is approximately 8 miles to the south, and the M5 motorway is easily accessible to the west via the Portway.







For Sale Share of Freehold

The garden flat at 9 West Shrubbery is truly an amazing opportunity to acquire a superbly maintained property in the heart of Redland. Having undergone a comprehensive full refurbishment five years ago, the apartment seamlessly blends timeless period charm with the exceptional rarity of allocated off-street parking and a lovely private garden. The front of the Victorian semi-detached building presents a beautiful stone facade and a welcoming front garden, setting the tone for the quality of the accommodation within. The end product is something that can only truly be appreciated in person.

Entering through the flat's private entrance and walking through the lovely sunny back garden you are welcomed into a superb open-plan kitchen and dining space that immediately highlights the high-specification finish achieved by the current owner. The kitchen is beautifully appointed with Mandarin Stone slate flooring and elegant Quartz counters. High-end integrated appliances include a Smeg oven and hob, complemented by a Bosch fridge-freezer and dishwasher. To the immediate left is a dedicated dining space that comfortably accommodates a good-sized table for entertaining, serviced by new radiators that were installed four years ago.

Further in from the dining room is the versatile back room, currently utilised as a study and storage space, this room adds tremendous flexibility to the flat. Enjoying new double-glazed windows that invite the sun to beam in, this space is peaceful enough to serve as a perfect home study or guest room which would easily fit a large double bed and furniture. Benefiting from existing plumbing and heating, the adjoining basin area could effortlessly be converted into an en-suite bathroom. A very useful door provides direct access from this room out to the rear garden.

Continuing through the property from the kitchen on the right is the large open principle bedroom. It easily accommodates a king-sized bed and features graceful ceiling cornice work, rich solid wood flooring and large double-glazed hardwood windows with a view over the garden. To either side is enough space for large cupboards and at the rear of the room is a built in storage space which houses the highly efficient condensing Vaillant boiler and other necessary items.

The hallway, wide enough to perfectly house a bookshelf and a chest of drawers, leads past a highly useful storage cupboard—ideal for suitcases and household essentials—and onto the family bathroom. This space is exquisitely finished with Mandarin Stone slate floor, underfloor heating, gorgeous ceramics and striking tiling around the premium Heritage shower. A lovely bathroom radiator and heated towel rail complete the perfectly proportioned suite.

The true showstopper of the apartment is the grand sitting room. Three wide, double-glazed hardwood sash windows flood the space with natural light. The room is anchored by an attractive working log





burner and features spectacular ceiling cornice work and a central ceiling rose ready for a chandelier. With built-in bookshelves, solid wood flooring and a perfect window-side reading nook, this room offers lovely views of the greenery and neighbouring semi-detached houses on West Shrubbery.

Outside

The south-west facing rear garden has been fully landscaped by the current owner, resulting in a truly gorgeous, quiet and peaceful oasis. The space is brilliantly zoned, offering a sensible al fresco dining and entertaining area right at the entrance. From here, a winding path meanders through vibrant, colourful flower beds, mature greenery and charming cherry and quince trees. The garden captures the sunshine beautifully, making all the colours pop and features very useful space to the rear, including two storage sheds for garden essentials.

Services: All main services connected. Gas central heating.

Local Authority: Bristol City Council: Tel: 0117 922 2000

Directions: Post Code BS6 6SZ

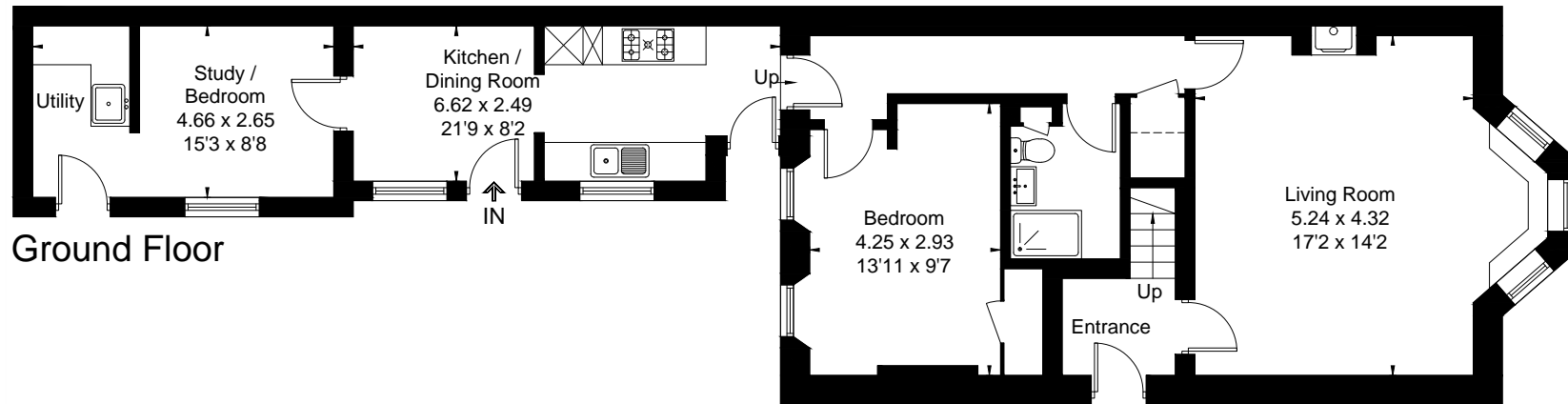
Viewing: Strictly by appointment with Rupert Oliver Property Agents



Approximate Floor Area = 85.9 sq m / 925 sq ft



[---] = Reduced head height below 1.5m



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 #110759