



Knight
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GARDEN FLAT, HANBURY ROAD

Clifton, BS8



GARDEN FLAT 12A HANBURY ROAD

An exceptional architect-designed Clifton home with beautifully landscaped gardens, private parking and a versatile garden annex.

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Local Authority: Bristol City Coucil
Council Tax band: B
Tenure: Leasehold
Ground rent: £35 P/A

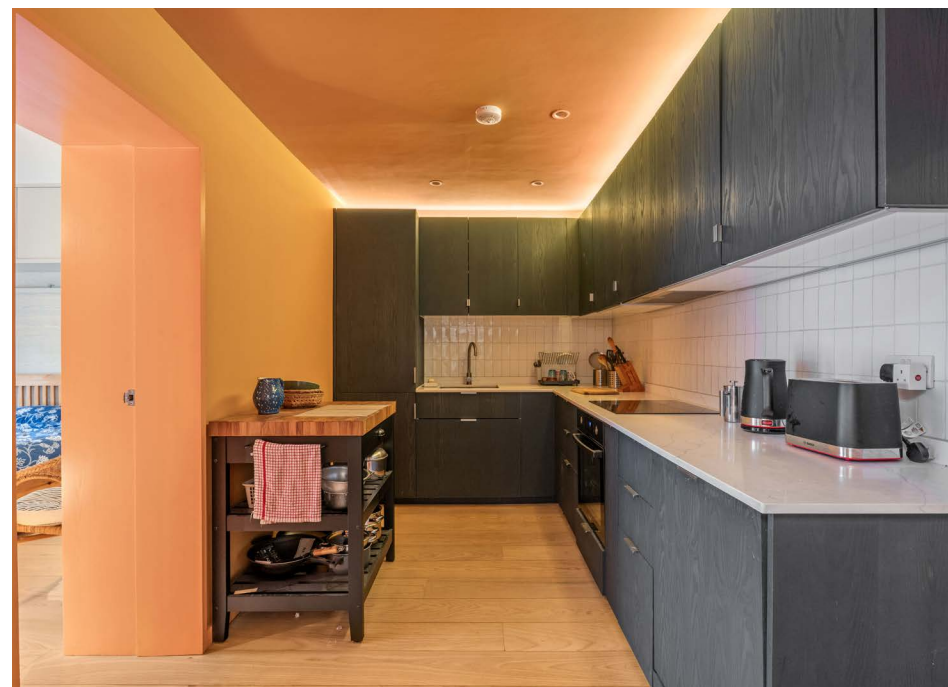
Service charge: No fixed charge. Owners contribute to maintenance costs on an ad hoc basis.

Guide Price: £600,000



Having been meticulously redesigned by the Bristol-based practice Clover Studio, this superb lower ground floor Clifton home offers stylish contemporary living within an elegant Victorian townhouse. Extending to approximately 1,099 sq ft, the property has been comprehensively renovated, blending period features with modern design.

The property has its own front door, with a welcoming entrance leading into a beautifully finished bay-fronted reception room, with engineered ash flooring with underfloor heating, bespoke joinery and integrated storage. Original character features, including restored cornicing and a Bath stone fireplace. Positioned centrally, the bespoke kitchen has been crafted with custom timber cabinetry, quartz work surfaces and a full range of integrated appliances.

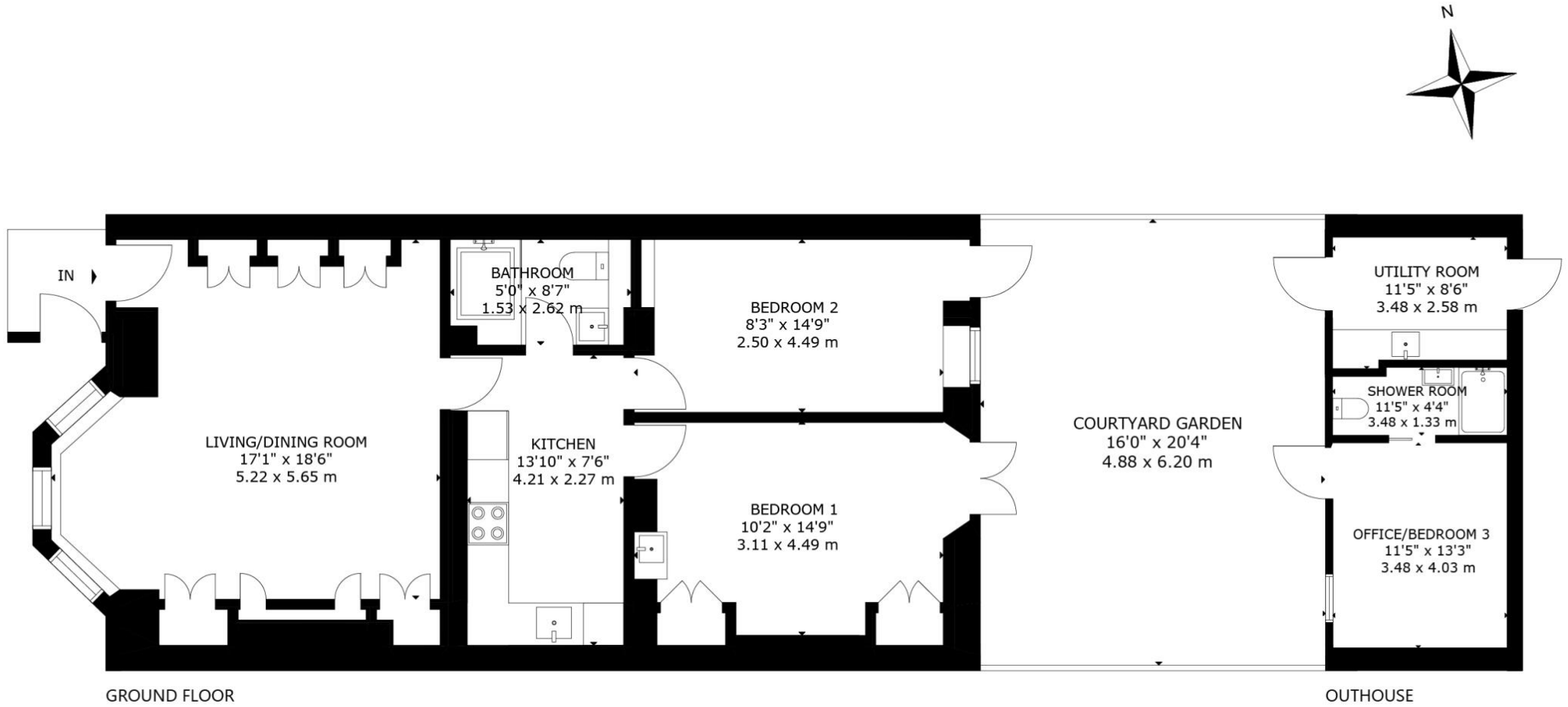




The accommodation includes two well-proportioned double bedrooms overlooking the rear garden, both benefitting from direct garden access. The principal bedroom features bespoke fitted wardrobes and integrated storage, while a beautifully appointed family bathroom is finished with marble and tile surfaces, underfloor heating and a luxurious tub-style bath with rain shower.

A particular highlight is the landscaped west-facing courtyard garden, thoughtfully designed with mature planting and an impressive entertaining terrace. Beyond the garden lies a fully insulated annex incorporating a home office or guest suite with shower room, alongside a separate utility and storage area. Further benefits include driveway parking with rear lane access.





GARDEN FLAT, 12A HANBURY ROAD, BS8 2EW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,099 SQ FT / 102 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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)



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