






BURLINGTON ROAD

Redland



BURLINGTON HOUSE IS A SOUTH-FACING, GRADE II LISTED, GEORGIAN TOWNHOUSE WITH ELEGANT INTERIORS, PERIOD FEATURES AND FLEXIBLE ACCOMMODATION IN A PRIME REDLAND ADDRESS.

Located in the fringes of Whiteladies Road, Burlington House enjoys a prime position in Redland. Burlington House is perfectly positioned for access to vibrant cafés, restaurants, and boutique shops along Whiteladies Road and Cotham Hill.

			EPC
5-7	4	2	N/A

Grade II listed
Tenure: Freehold
Local Authority: Bristol City Council
Council Tax Band: F
Guide Price: £1,650,000



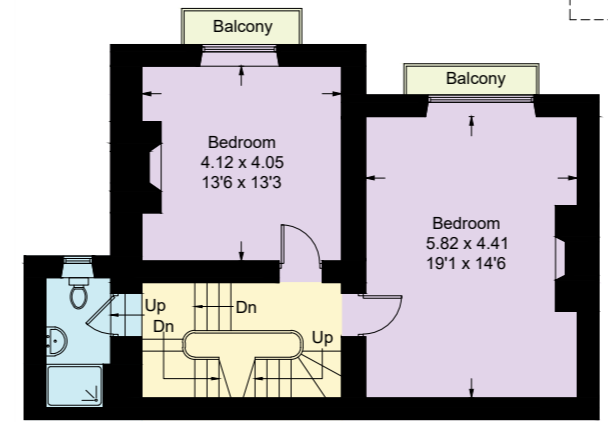
DESCRIPTION

This home is filled with character and plenty of original, Georgian features throughout; elaborate cornicing, grand fireplaces and well maintained sash and bay windows, which flood the rooms in natural light. The accommodation is flexible: The ground floor reception room is a bay-fronted drawing room with an elaborate fireplace; The kitchen is complimented with a range of wall and base storage units, a central breakfast bar, working shutters. The first floor offers two spacious light filled bedrooms both with a southerly aspect and feature fireplaces serviced by a guest shower room. On the second and third floor are three further large bedrooms each with a delightful outlook, with a generous family bathroom and separate shower. The lower ground floor offers a further two bedrooms and a separate bathroom and shower room. This floor has independent access from the front of the property via the original staircase, which offers flexibility. There is also access to an extensive cellar. Wrapping around this family home, are level and sunny, south-facing gardens which blend level lawn and mature flowering shrubbery.

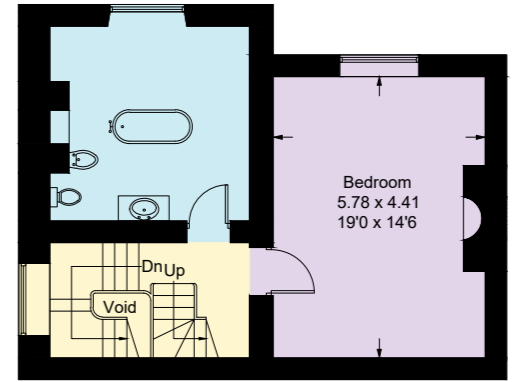




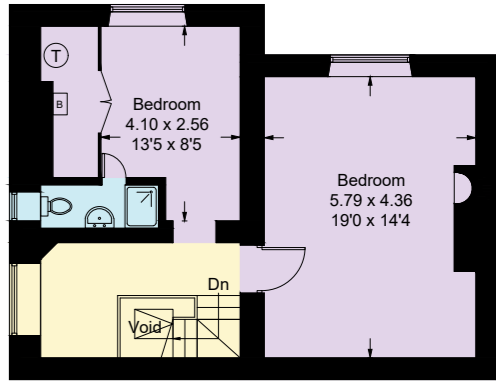
- - - = Reduced headroom below 1.5m / 5'0"



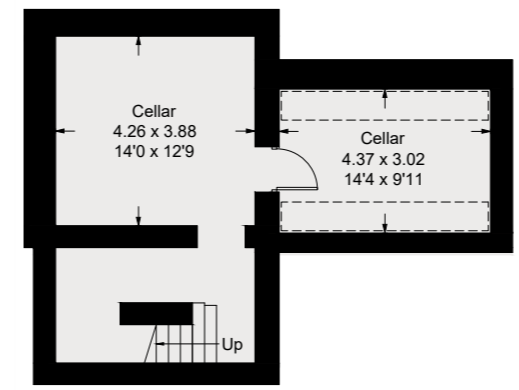
First Floor



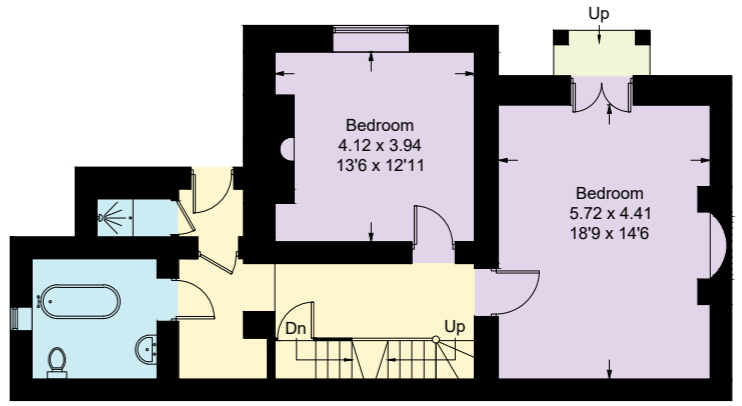
Second Floor



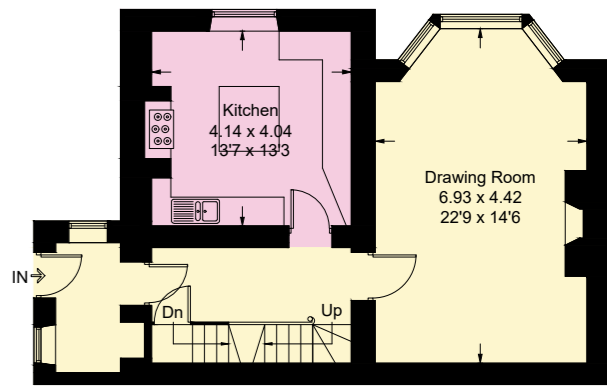
Third Floor



Cellar



Lower Ground Floor



Ground Floor

Approximate Gross Internal Area = 317 sq m / 3412 sq ft
 Cellar = 42.9 sq m / 462 sq ft
 Total = 359.9 sq m / 3874 sq ft

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.

We would be delighted
to tell you more.

Xara Grigg
01173 171998
xara.grigg@knightfrank.com

Bristol
1 The Mall
Clifton, BS8 4DP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.