



11 Chester Road

Whitehall, Bristol, BS5 7AX





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An impeccably presented, bay fronted, three bed home with a stunning loft conversion and a sun trap, west facing garden on the edge of vibrant St George's Park.

Outstanding bay fronted home, recently re roofed with a substantial loft conversion | Beautifully refurbished and upgraded over recent years | Highly characterful, open plan kitchen with Bosch appliances and bi fold doors onto the garden | Charming bay sitting room with stained glass and working shutters | Stunning loft converted principal bedroom with outstanding, west facing views towards the Mendip Hills | Two further comfortable double bedrooms | Contemporary family bathroom | Sunny and mature, west facing garden with outbuilding, bike rack and dining terrace | Prime location on the edge of the popular and vibrant St George's Park | No onward chain | EPC: C

Situation

Chester Road is one of those quietly confident Bristol addresses that perfectly balances community spirit with neighbourhood charm and everyday convenience. Positioned just moments from the ever-popular St George's Park, residents enjoy immediate access to beautifully kept green open space, a picturesque lake, four tennis courts, a café, children's play area and a bustling skate park making it a unique hub for both relaxation and recreation.

A selection of Ofsted-rated 'outstanding' and 'good' primary schools are all within a 10-minute walk. Long runs, bike rides or walks along the Avon are on the doorstep via the Bristol / Bath cycle path. Nearby, Troopers Hill, offers exceptional, panoramic views, especially during the Balloon Fiesta.

Adding to the area's growing appeal, the much-anticipated St George Bowls and Social Club is set to open in Spring 2026, bringing with it a fresh and exciting community offering including lawn bowls, sauna and cold tub sessions, alongside flexible spaces for events and activities. This project is a strong reflection of the vibrant, community-led spirit the local area has to offer.

Chester Road is also within easy reach of everyday essentials, with a nearby Aldi providing convenience, while Church Road—just a short stroll across the park—offers a lively and eclectic mix of independent cafés, welcoming pubs, stylish bars and well-regarded restaurants. Whether it's a relaxed weekend brunch, an







evening out, or a quick coffee stop, everything is on your doorstep. Altogether, this is a location that continues to evolve in all the right ways—well-connected, community-focused, and rich in local character.

For Sale Freehold

Positioned along the popular and neighbourly Chester Road, on the edge of St George's Park, this beautifully considered home offers a seamless blend of character, craftsmanship and contemporary living—finished with a clear eye for detail throughout.

The house has been subject to a series of significant improvements, including an entirely new roof and substantial, fully insulated loft conversion (completed in 2022 with full building regulations), new Vaillant EcoTech boiler (2019), new circuit board (circa 2023), restored period features and guttering (2022) and the installation of superfast broadband in 2024.

Entry is via a charming, tiled porch into a welcoming hall with a coat rack and contemporary pendant lighting. Engineered oak flooring runs into and throughout the kitchen living room. To the front, a charming bay sitting room enjoys an easterly aspect, where a double-glazed bay window with stained glass and working shutters provides abundant natural light. The space feels calm and inviting, a lovely space in which to relax, work or entertain.

To the rear, the house opens into a thoughtfully designed open-plan kitchen dining room, centred around a Wren kitchen installed in 2018. Timber worktops with upstands pair effortlessly with a Belfast sink, while the integrated Bosch appliances are neatly arranged and include an oven/grill, four-ring ceramic hob with tiled backsplash, extractor fan and dishwasher. Further free-standing appliances include a Bosch washing machine (January 2026 and under warranty) and a SMEG fridge freezer (available by negotiation). The internal planting may also be included, subject to agreement.

Dining is comfortably arranged for around six people, with spot lighting overhead and striking bespoke bi-fold doors—installed in 2022—opening directly onto the west-facing garden. These doors create a natural extension of the living space in warmer months, reinforcing the home's easy indoor/outdoor flow.

Alongside the character and charm, there is a strong emphasis on practicality with ample wall and base units, a pull-out pantry cupboard, scaffold shelving and a chalkboard wall adding personality. A pull-out ironing board cupboard, wardrobe cupboard and under stair storage further enhance day-to-day convenience.

The first floor is accessed via a charming wooden staircase with handrails and durable carpeting, leading to a bright landing with timber balustrades, large window with stained glass and further scaffold shelving.





The family bathroom, fully renovated in 2021, is finished with metro-style tiling and includes a full-sized bath with rain shower over, WC and a wall-mounted sink with cabinetry. A west-facing window provides natural light.

Two well-proportioned double bedrooms occupy this floor. Bedroom two, positioned to the front, enjoys an easterly aspect and is finished with pendant lighting and scaffold shelving. Bedroom three overlooks the garden through a large picture window and also benefits from shelving and retained period picture rails.

A further staircase, naturally lit via a Velux window, rises to the top floor where a substantial loft conversion creates a striking principal bedroom. A generous dormer enhances ceiling height and frames far-reaching west-facing views towards the Mendip Hills, while two large Velux windows to the east ensure excellent natural light throughout the day. The room is both practical and considered, with a built-in desk, corner shelving, spot lighting, a modern radiator and extensive eave storage. It is a particularly special vantage point for sunsets and the annual Bristol Balloon Fiesta.

Outside

Externally, the front garden is gravelled for ease of maintenance and complemented by a planted flower box bringing seasonal colour.

The west facing, rear garden has been beautifully landscaped, featuring a sun trap, Bowland Stone flagstone terrace leading down to a gravelled garden bordered by well-stocked beds. Planting includes a superb rambling, Montana clematis, jasmine, hydrangea, David Austin rose and bearded iris, creating seasonal scent, interest and privacy. A garden store with electrics—recently re-roofed and felted this year—offers excellent storage (and houses the Bosch dryer) or potential as a home office, while a built-in bike rack and BBQ shelter add further versatility.

Altogether, the home has been carefully and lovingly evolved to balance its original character with modern living—resulting in a warm, highly functional and quietly distinctive space perfect for professionals, downsizers and families alike.

The property is available with no onward chain.

Services: All mains connected.

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

Directions: Post Code BS5 7AX

Viewing: Strictly by appointment with Rupert Oliver Property Agents



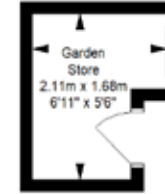
Chester Road, St George, Bristol, BS5 7AX

Approximate Gross Internal Area = 84.7 sq m/ 911.7 sq ft
(Excludes Reduced Headroom Area/ Garden Store)

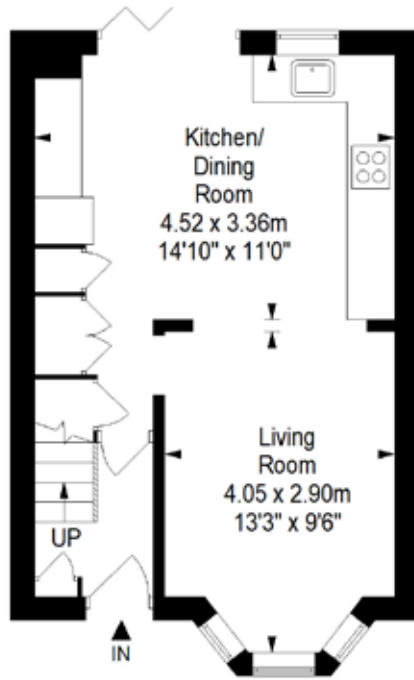
Reduced Headroom Area = 2.0 sq m/ 21.5 sq ft

Garden Store = 3.1 sq m/ 33.4 sq ft

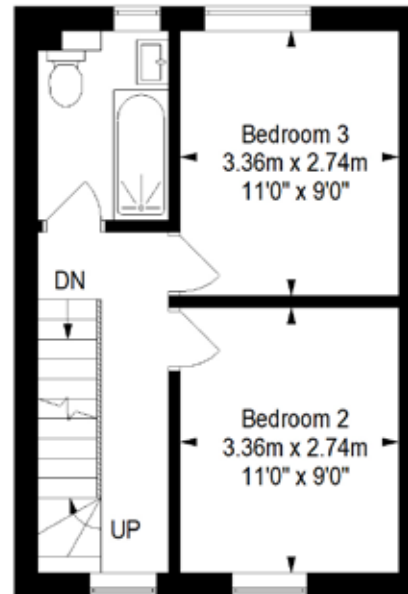
Total Area = 89.8 sq m/ 966.6 sq ft



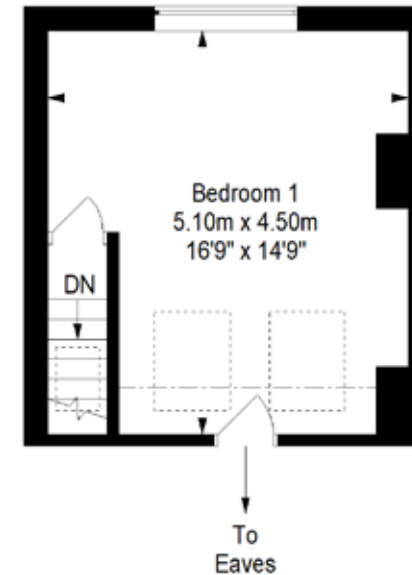
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print