

8 Oakfield Place, Clifton

Guide Price Range £1,000,000 - £1,100,000

RICHARD HARDING



8 Oakfield Place,

Clifton, Bristol, BS8 2BJ

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An exquisite and comprehensively renovated, 5 double bedroom, 3 bath/shower room, grade II listed townhouse, of circa 2,130 sq. ft., situated in a lovely Clifton location, offering a stylish interior with 2 reception rooms and kitchen/breakfast room along with a level south-easterly facing rear garden.





Key Features

- Beautifully presented throughout, this bright and engaging character home has versatile accommodation, elegant proportions and a useful lower ground floor entrance.
- Extensively refurbished and modernised throughout combining an abundance of period features together with many high quality additions.
- Highly convenient location yet tucked away in an attractive backwater within a short level stroll of Whiteladies Road, within yards of the Bristol Lido open air swimming pool and restaurant and within easy reach of Clifton Village, excellent schools, Park Street and all central areas of Bristol.
- Within the Clifton East residents parking scheme.
- **Ground Floor:** reception hall, dining room, kitchen/breakfast room.
- **Lower Ground Floor:** hall, living room, separate wc/utility. Double bedroom, en-suite shower room, front hall (scope to create self-contained studio apartment, subject to necessary consents).
- **First Floor:** landing, 2 double bedrooms, shower room.
- **Second Floor:** part galleried landing, 2 further double bedrooms, family bathroom.
- **Outside:** front courtyard with steps down to lower ground floor, level south-easterly facing rear garden.
- A quintessential Clifton townhouse in a wonderful location offered with no onward chain, making a prompt and stress free move possible.





GROUND FLOOR

APPROACH: from the pavement, a dwarf stone wall with wrought iron railings and pedestrian gate opening onto the front courtyard. Turning stone steps descend to the lower ground floor. Solid wood panelled front door with brass door furniture and obscure glazed panel plus overlight, opening to:-

RECEPTION HALL: L-shaped reception hall with exposed wooden floorboards, elegant turning staircase ascending to the first floor with sweeping handrail and spindles, tall moulded skirtings, ornate central ceiling arch, ornate moulded cornicing, wall detailing to dado rail, three ceiling light points, concealed radiator. Useful storage cupboard with light point. Four-panelled door with chrome door furniture and steps descending to the lower ground floor. Panelled doors with chrome door furniture and moulded architraves, opening to:-

DINING ROOM: (**12'9" x 11'1"**) (**3.89m x 3.37m**) tall multi-paned sash window to the front elevation with working shutters. Central period fireplace with cast iron surround, slate hearth and an ornately carved mantelpiece. Recesses to either side of the chimney breast, exposed wooden floorboards, tall moulded skirtings, ornate moulded cornicing, ornate ceiling rose with light point, two further wall light points.

KITCHEN/BREAKFAST ROOM: (**15'2" x 12'7"**) (**4.62m x 3.83m**) a stylish and well-appointed kitchen comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets and glazed display cabinets with reeded glass. Slimline roll edged quartz worktop surfaces with matching upstands and pelmet lighting. Island unit with drawers, shelving and double power socket below. Larder tower unit with oak drawers and internal door hung oak spice racks. Integral Belling range cooker with double oven and 5 ring electric hob. Integral tall fridge/freezer and dishwasher. Undermount ceramic Belfast style sink with swan neck mixer tap over, extendable hose and instant hot water tap. Exposed wooden floorboards, tall moulded skirtings, vertical style column radiator, ornate moulded cornicing, inset ceiling downlights, two ceiling light points, two wall light points. Large multi-paned sash window overlooking the rear garden with additional casement window having the same orientation.

LOWER GROUND FLOOR

HALL: new wood effect flooring, inset ceiling downlights. Part multi-paned wood panelled door with chrome door furniture and moulded architraves opening to the separate wc/utility. Walkways through to:-

BEDROOM 5: (**15'1" x 12'7"**) (**4.60m x 3.83m**) multi-paned sash window to the front elevation with deep sill and working shutters. Engineered oak flooring, chimney breast with recesses to either side, tall moulded skirtings, Victorian style column radiator, inset ceiling downlights, built-in wardrobe. Door to utility hall. Panelled door with chrome door furniture and moulded architraves, opening to:-

En-Suite Shower Room/WC: (**14'6" x 6'9"** decreasing to **4'5"**) (**m x m/m**) built-in shower cubicle with glass door, fully tiled surround and tray with wall mounted shower unit and handheld shower attachment. Low level dual flush wc. Pedestal wash hand basin with mixer tap. Tiled flooring with underfloor heating, radiator, heated towel rail/radiator, three ceiling light points, window to the side elevation, space and plumbing for washing machine.

LIVING ROOM: (**15'0" x 13'3"**) (**4.57m x 4.05m**) wooden part multi-paned double glazed double doors with overlights overlooking and opening externally to the south-easterly facing landscaped rear garden. Central remote electronically operated modern wood effect fireplace with lighting. Built-in base level cabinets with roll edged marble effect worktop and recessed lighting, designated recess for television. Engineered oak flooring, tall moulded skirtings, concealed radiator, simple moulded cornicing, ceiling light point, inset ceiling downlights, two wall light points. Open walkway through to a dual aspect drinks bar, picture window overlooking the rear garden and additional window to the side elevation plus roll edged marble effect worktop.

SEPARATE WC/UTILITY: low level dual flush wc with concealed cistern. Washstand with hand basin, mixer tap and pull out drawer below. Space and plumbing for washing machine and tumble dryer. Tiled flooring, timber panelled walls to dado rail, Victorian style column radiator, inset ceiling downlights, extractor fan, wall light point.

FRONT HALL: tiled flooring, tall moulded skirtings, two ceiling light points, radiator. Wooden door with glazed panel opening externally with turning stone steps ascending to the ground floor.

FIRST FLOOR

LANDING: tall moulded skirtings, timber panelled detailing to dado rail with low level wall light points, ornate moulded cornicing, ceiling light point. Turning staircase ascending to the second floor with sweeping handrail and spindles and enjoying of plenty of natural light via a large lantern window. Panelled doors with chrome door furniture and moulded architraves, opening to:-

BEDROOM 1: (**15'0" x 12'7"**) (**4.56m x 3.84m**) virtually full height multi-paned sash window to the front elevation with panelled reveals and architrave and opening onto a balcony with wrought iron railings. Generous built-in wardrobes with central oak arch incorporating dressing table and drawer. Tall moulded skirtings, attractive detailing, ornate moulded cornicing, ornate ceiling rose with light point, inset ceiling downlights, Victorian style column radiator.

BEDROOM 3: (**12'8" x 10'2"**) (**3.85m x 3.10m**) tall multi-paned sash window enjoying a south-easterly orientation to the rear elevation, period fireplace with cast iron surround and an ornately carved mantelpiece, recesses to either side of the chimney breast, tall moulded skirtings, simple moulded cornicing, Victorian style column radiator, ornate ceiling rose with light point, built-in wardrobe with wall light point.







SHOWER ROOM/WC: (**9'0" x 4'6"**) (**2.74m x 1.37m**) double width walk-in style shower with glass screen and side panel, fully tiled surround, built-in shower unit, handheld shower attachment and an overhead waterfall style shower. Low level flush wc. Washstand with Carrara marble worktop and upstand plus oval sink with mixer tap and double opening cupboard below. Tiled effect woodblock style flooring with electric underfloor heating, timber panelled walls to dado rail, tall moulded skirtings, inset ceiling downlights, extractor fan, two wall light points, heated towel rail/radiator.

SECOND FLOOR

PART GALLERIED LANDING: part galleried over the stairwell and enjoying plenty of natural light via the aforementioned lantern light with ceiling light point. At half landing the plant room with wall mounted Worcester Bosch gas fired combination boiler, hot water cylinder and pressurised tank. Panelled walls to dado rail with low level wall light points, tall moulded skirtings, Victorian style column radiator. Loft access with pull down ladder. Panelled doors with chrome door furniture and moulded architraves, opening to:-

BEDROOM 2: (**15'0" x 12'10"**) (**4.57m x 3.90m**) multi-paned sash window to the front elevation, period fireplace with recesses to either side of the chimney breast, moulded skirtings, Victorian style column radiator, ceiling light point.

BEDROOM 4: (**13'0" x 8'4"**) (**3.95m x 2.53m**) multi-paned sash window to the rear elevation with south-easterly orientation, chimney breast with recesses to either side, moulded skirtings, Victorian style column radiator, ceiling light point.

FAMILY BATHROOM/WC: (**10'3" x 6'4"**) (**3.12m x 1.93m**) central ornate arch giving access to panelled bath having folding glass screen, mixer tap, built-in shower unit, handheld shower attachment and an overhead waterfall style shower. Washstand with oval hand basin, mixer tap and pull out drawers below. Low level flush wc. Tiled flooring with underfloor heating, opaque glazed multi-paned sash window to the rear elevation, part timber panelled walls, two wall light points, inset ceiling downlights, extractor fan.

OUTSIDE

FRONT COURTYARD: designed for ease of maintenance with wrought iron railings along the front boundary, turning stone steps descend to the lower ground floor, external light, door opening to front hall.

REAR GARDEN: (**34'0" x 15'7"**) (**10.36m x 4.75m**) having been landscaped and enjoying a sunny south-easterly orientation with stone walls to either side having pleached trees and external uplighters. Natural Cotswold stone pathway with level sections of lawn to either side. External lighting, double power socket and water tap.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: F

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
   https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





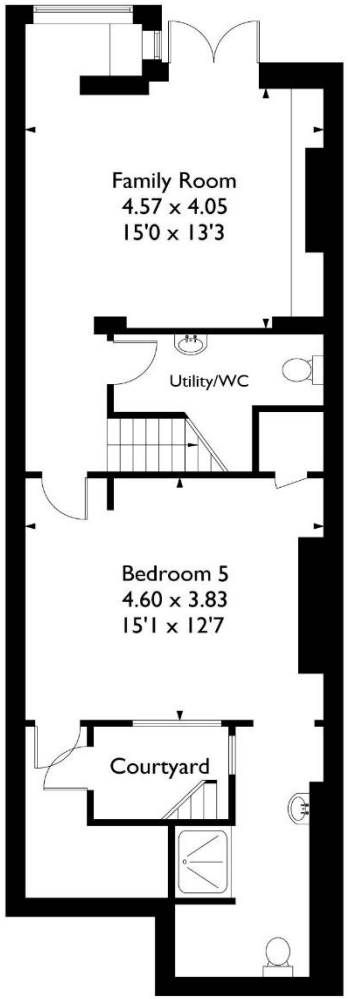




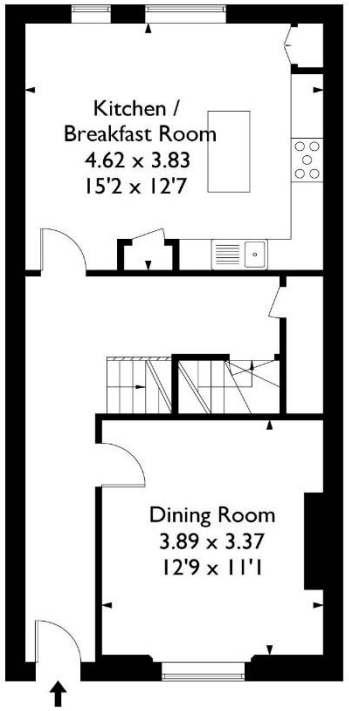


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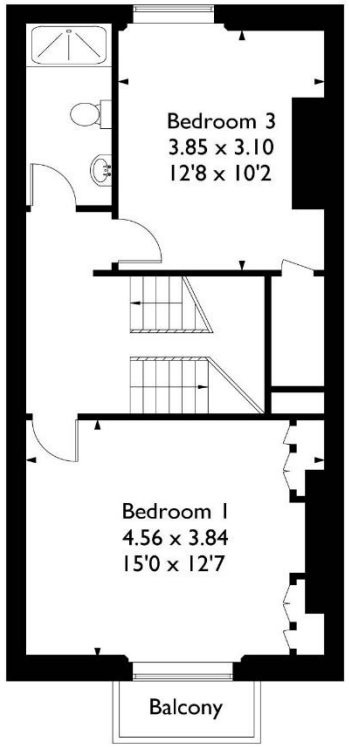
Approximate Gross Internal Area 198.30 sq m / 2134.40 sq ft



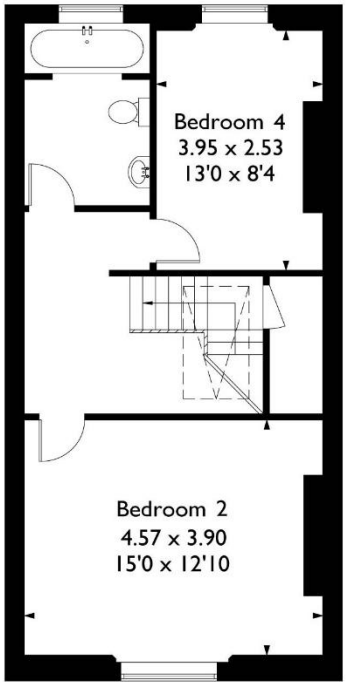
Lower Ground Floor



Ground Floor



First Floor



Second Floor

This plan is not drawn to exact scale unless stated.Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission.Please check compass bearings, dimensions and layout details before making any decision reliant upon them.

The Property Ombudsman RICS

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