



5 Greenway Road, Redland
Guide Price £1,250,000

RICHARD
HARDING



5 Greenway Road,

Redland, Bristol, BS6 6SF

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An exquisite three storey 4 bedroom, 2 reception room period family home situated on a peaceful and neighbourly side road. Enjoying a breathtaking design led interior perfect for modern family living including a stunning sociable kitchen/dining/living area seamlessly connecting onto a 31ft x 21ft rear garden with insulated garden studio/home office.

Key Features

- Incredibly sought after location within a short level stroll of Whiteladies Road with its restaurants, cafes, bus connections and weekly farmers' market. Also handy for the Downs and access to excellent local schools including St John's Primary and Bristol Grammar School.
- Extensively renovated by the current owners in collaboration with Nest Design & Build, creating an enviable space whilst retaining the original character and soul of this beautiful stone fronted period building.
- Versatile accommodation including four double bedrooms (one with ensuite), a beautiful family bathroom, bay fronted sitting room, fabulous sociable through kitchen/dining/living space with utility area, boot cupboard, independent lower ground floor access and seamless connection out onto the rear garden.
- Stunning landscaped rear garden with insulated garden studio/home office with seeded grass roof, created by 'Little Green Rooms'.
- A beautiful Victorian home in a superb location.





GROUND FLOOR

APPROACH: via attractive period stone pillars and landscaped front pathway and garden with North slate steps leading up to the front door to the house.

ENTRANCE VESTIBULE: high ceilings with original ceiling cornicing, part glazed door leading through into the entrance hallway and an inset floor mat.

ENTRANCE HALLWAY: hallway leading around into a central entrance hall with elegant staircase rising to first floor landing, ceiling coving with original ceiling rose, wood flooring with inset spotlights, period style radiator. Door accessing a useful recessed cloak/boot cupboard with built in hanging rails. Doors lead off to the sitting room & bedroom 1. Staircase also flows down to the lower ground floor landing.

SITTING ROOM: (front) (16'9" max into chimney recess x 16'8" max into bay) (5.10m x 5.07m) lovely broad reception room with high ceilings, original ceiling cornicing and central ceiling rose. An attractive fire surround with recess housing a wood burning stove. Bay window to front comprising three double glazed timber sash windows. Wood flooring & period style radiators.

BEDROOM 1: (rear) (15'11" x 13'3") (4.84m x 4.03m) double bedroom with high ceilings, ceiling cornicing, sash window to rear, overlooking the rear garden, radiator. Door accessing:-

En-Suite Shower Room: (10'6" x 4'4") (3.20m x 1.32m) stylish en-suite with walk-in wet room style shower area with dual headed system fed shower, impressive wash basin, low level wc, double glazed period style windows to rear, heated towel rail, tiled flooring with underfloor heating, part tiled walls with recessed alcove shelf, inset spotlights and extractor fan.

FIRST FLOOR

LANDING: a gorgeous spacious landing with recessed reading nook with built in bench seat. High level Velux skylight window flooding the landing and stairwell with natural light. Doors leading off to three double bedrooms and a beautifully appointed family bathroom.

BEDROOM 2: (rear) (13'11" x 12'0" max into chimney recess) (4.25m x 3.65m) a lovely double bedroom with high ceilings with high vaulted ceilings, radiator, period sash window to rear offering an open outlook over the rear and neighbouring gardens. Door allowing access through to the main family bathroom, allowing it to be used as an en-suite or separately as a family bathroom.

BEDROOM 3: (front) (13'1" x 11'10" max into recess) (4.00m x 3.61m) a good sized double bedroom with exposed vaulted high ceilings, feature chimney recess, radiator and a double glazed sash window to front.

BEDROOM 4: (front) (13'1 x 9'0" max into chimney recess) (4.00m x 2.74m) a double bedroom with built in bed deck with storage beneath, radiator, feature chimney recess, high vaulted ceilings, double glazed sash window to front, radiator.

FAMILY BATHROOM/WC: (rear) (14'0" x 8'8" max into chimney recess) (4.27m x 2.64m) an impressive family bathroom with a stunning claw foot bath, floor mounted mixer taps and shower attachment, walk in wet room style shower area with dual headed system fed shower and recessed alcove shelving, dual bowl sinks, low level wc, period style radiator and hand towel rail. High vaulted ceiling, extractor fan, inset spotlights and a period sash window to front.

LOWER GROUND FLOOR

LANDING: a staircase descends into a fabulous semi-open plan living kitchen and dining space which has been architecturally created and designed by the current owners in collaboration with Nest Design and Build, a well-regarded local architect building company. Space described and measured in two sections:-

Living Area: (front) (15'9" x 13'11") (4.80m x 4.25m) a cosy yet light tv room with built in book casing and cabinets. Bay window to front comprising three double glazed sash windows. Wood flooring, period style radiators and wide wall opening creating a sociable connection into the kitchen dining area.

Kitchen/Dining Area: (rear) (20'4" max into chimney recess x 19'8") (6.20m x 5.99m) a large L-shaped triple kitchen/dining space with a beautiful Shaker style built in kitchen with base units and white marbled granite worktop over. Inset 1 ½ sink & drainer unit, integrated fridge/freezer and dishwasher, appliance space for range cooker. Large timber framed double glazed picture windows to rear overlooking the rear garden and broad double glazed French doors to rear providing seamless access out onto the rear garden. Stove, period style upright radiators. Door accessing recessed cloakroom/wc and further part glazed door accessing the lower ground floor entrance hall with independent access to the front providing flexibility. Incredibly handy built-in recessed cloak storage cupboard and utility cupboard, housing plumbing and appliance space for the washing machine and dryer. As well as providing the handy independent access from the lower ground floor front garden, there are gas and electric meters, a radiator and drying rack.

CLOAKROOM/WC: low level wc with concealed cistern and wash basin.



OUTSIDE

FRONT GARDEN: beautifully landscaped front garden with steps leading down to a sunken lower ground floor courtyard with space for bicycle storage sheds and access to the property, as well as steps leading up to the main front door.

REAR GARDEN: (35ft x 21ft) (10.67m x 6.40m) beautifully landscaped rear garden with seamless access from the kitchen/dining space onto a millboard composite decked terrace leading out onto an artificial lawned section with flower borders containing various plants and shrubs. To the bottom of the garden there is a further seating area framed with attractive period boundary wall and slatted fencing. Contemporary garden insulated studio room (9'9" x 6'0") (2.98m x 1.84m) created by Little Green Rooms, with seeded grass roof, power, lighting, heating, perfect for a workspace from home or hobby space.

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

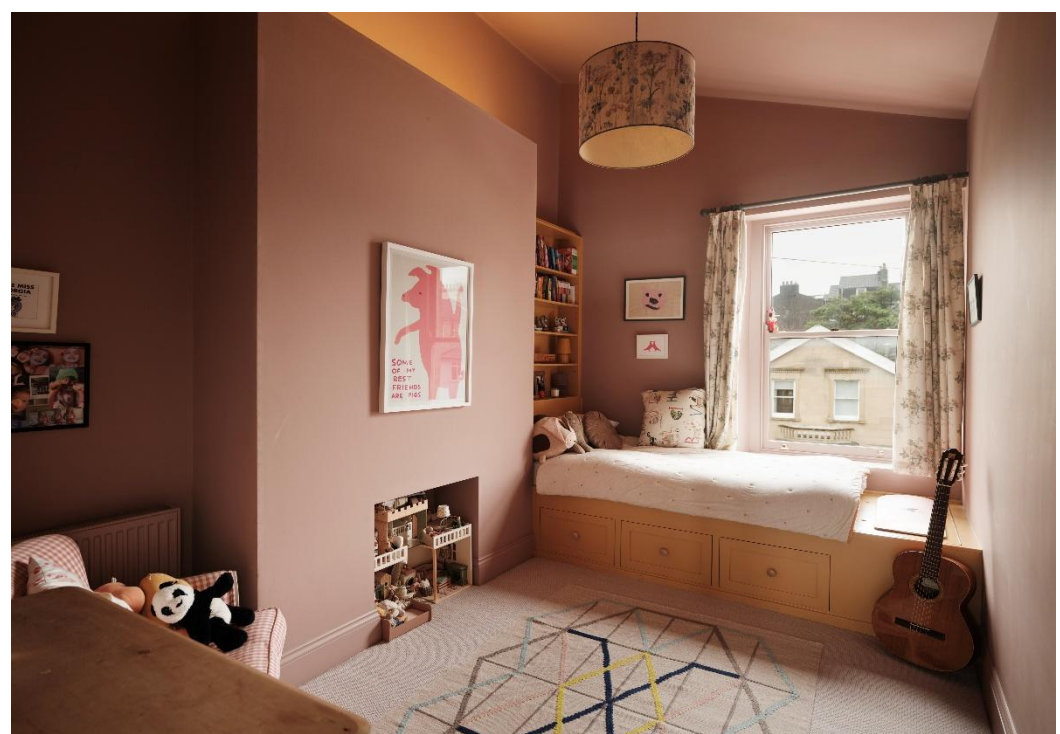
PLEASE NOTE:

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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



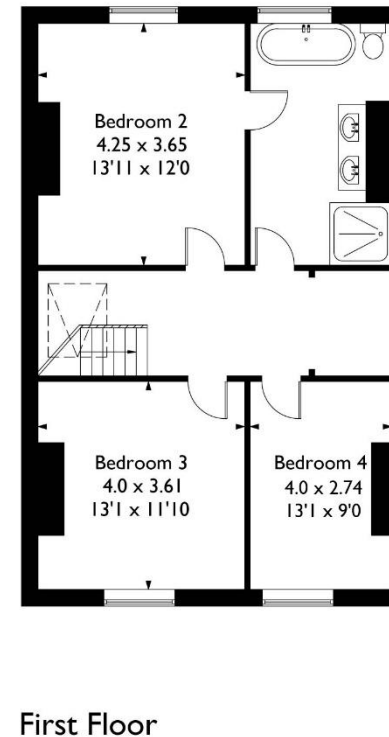
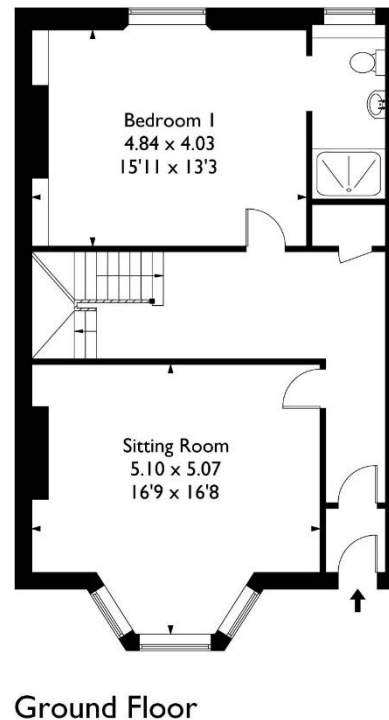
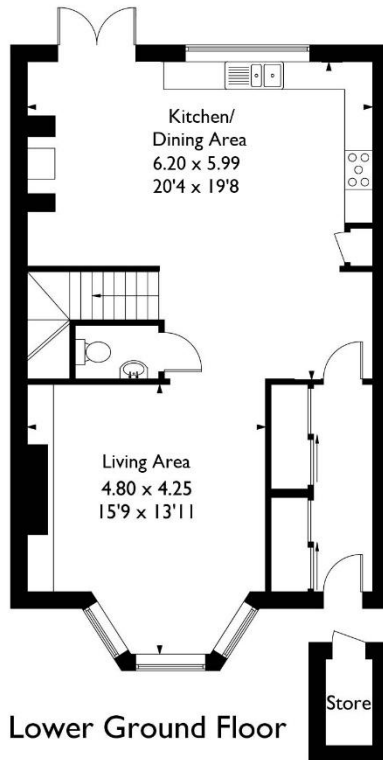
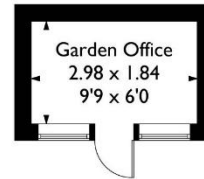
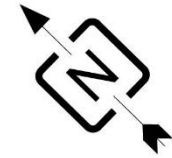


Greenway Road, Redland, Bristol BS8 6SF

Approximate Gross Internal Area 189.90 sq m / 2044.4 sq ft

Garden Office Area 5.50 sq m / 59.0 sq ft

Total Area 195.40 sq m / 2103.40 sq ft



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.