



5 Buckingham Vale

Clifton, Bristol, BS8 2BU



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An exceptional stucco-fronted Grade II Listed family house on a quiet residential road, with a triple car garage, private rear and front gardens and beautifully presented throughout.

Superb Grade II Listed family house of circa 3200 sq. ft | Separate 30' x 16' detached garage | Beautifully presented throughout | Open Plan full depth kitchen and dining room | Stunning hall floor through-reception rooms | Five double bedrooms | Two bath / shower rooms and a separate cloakroom | Utility room | Useful vaulted cellar storage | Enclosed rear courtyard garden and a deep front courtyard garden

Situation

Buckingham Vale is a quiet, highly sought-after road nestled peacefully between Whiteladies Road in the east and Clifton village to the west. To the north lies The Downs, some 400 acres of open public space and the wider area is dotted with independent bars, restaurants, cafes and boutique shops.

Bristol is highly regarded for its educational establishments, and the house is not far from both St. Johns Primary School (0.7 miles) and Christchurch Primary School (0.4 miles). Clifton College is just up the road (with a respected nursery and Butcombe Prep School) with BGS, QEH, Badminton School for Girls and Clifton High also within easy striking distance.

Bristol is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2.1 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just over 2.8 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 8 miles to the south.

For Sale Freehold

5 Buckingham Vale is an exquisite Clifton Grade II Listed semi-detached townhouse, beautifully refurbished some 9 years ago. Over a two-year period between 2017 and 2018 the house was comprehensively refurbished; including new electrics, new plumbing and new central heating complete with new bath / shower rooms and a new Harvey Jones fitted kitchen.







Set back comfortably from the road, the house enjoys a westerly orientation, with the front elevation catching much of the midday and afternoon sun. Shallow steps lead up to a paved pathway and on to the elegant front door where a useful entrance porch provides the perfect space for off-loading coats and boots.

Inside, the entrance hall is finished with a hardwearing oak effect herringbone floor with a beautiful turned balustrade staircase leading to the upper floors.

Over the hall floor are an elegant sitting room to the front and family room to the rear; separated by the original bi-folding wooden panelled doors. Both rooms enjoy shuttered sash windows, exquisite ceiling plasterwork (a feature of much of the house and restored by Hayles & Howe) and each have a coal effect gas fire with a period marble surround. Within the sitting room is a bespoke home office cabinet suite, and the rear family room is hardwired for a wall mounted TV and surround sound.

The rear stairs are reached by either an open square arch through from the family room, or via a rear lobby from the entrance hall. Original stone steps lead down to the lower ground floor with some useful storage underneath.

The "occupied" floor space of the lower ground floor benefits from zoned underfloor heating, with access into a stunning full-depth open plan kitchen and dining room. Light fills the room from both front and rear, with a window overlooking the front garden from the kitchen, and a door out into the rear garden from the dining room, complete with working shutters.

The Harvey Jones fitted kitchen is exquisite, with an expanse of granite work tops, a central marble topped island and plenty of fitted cabinets with walnut inlay and shelving. Twin double fronted larder cupboards flank the Fisher & Paykel fridge freezer, and an integrated dishwasher is recess to the side of the twin Belfast sink. A lovely blue four-oven gas fired AGA provides a central hub and a little bit of country into this beautiful city home.

The dining room is a wonderfully social space, open plan to the kitchen and with a retained period fireplace and coal effect gas fire. Perfect for everything from kids' tea to formal dinner parties.

From the hall there is access to a fully fitted utility room to the rear and, to the front, a wonderful array of vaulted cellar rooms – providing additional storage and the makings of a decent wine cellar. In addition, there is also a downstairs cloakroom.

Accessed via a delightful turned balustrade staircase, the upper two floors provide five double bedrooms, a family bathroom and an exquisite en-suite to the master bedroom.





Over the first floor, both the master bedroom and the second bedroom (to the rear) benefit from fitted wardrobes to the recessed alcoves either side of their respective period marble fire surrounds. Both bedrooms enjoy shuttered sash windows and wonderfully green views over mature trees. In the past, this floor has been occupied as a "master suite" with an archway into the rear bedroom to provide a wonderfully proportioned dressing room.

The stylish en-suite is exquisite, with an oversized marble tiled floor and a solid marble shower base, along with his & hers sinks and a wall mounted w.c.

Upstairs are three further double bedrooms, two with fitted double wardrobes, which share a beautifully appointed family bathroom, complete with an enclosed shower, panelled bath, low level w.c and wash basin.

Outside

To the rear of the house is a charming and very private enclosed courtyard garden, catching the morning sun and providing plenty of space to dine al-fresco from morning coffee to an evening BBQ.

A lovely, paved terrace extends from the house with a deep mature border to the rear planted with seasonal and year 'round greenery.

To the front is a wonderfully mature courtyard garden, tiered for privacy and catching much of the afternoon sun – with further paved terraces on which to dine and relax.

The side and rear of the house can be reached via a gated side entrance, with additional steps from the front courtyard leading into the vaulted cellars.

The garage is a fantastic addition to the house – situated diagonally opposite the property with some 30' x 16' of internal floor space, raised ceiling, power, light and an electric roller door.

SERVICES: Mains water, electricity, gas and drains. Hive operated gas central heating system. Telephone and Fibre Broadband by private arrangement. Alarm system.

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

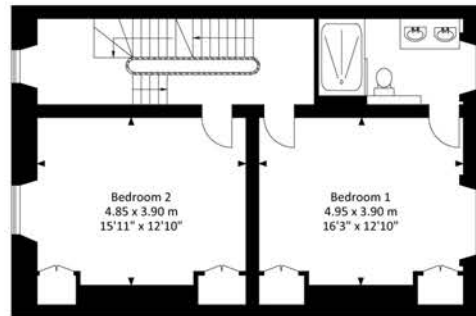
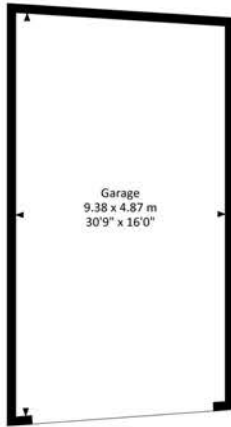
Directions: Post Code BS8 2BU

Viewing: Strictly by appointment with Rupert Oliver Property Agents

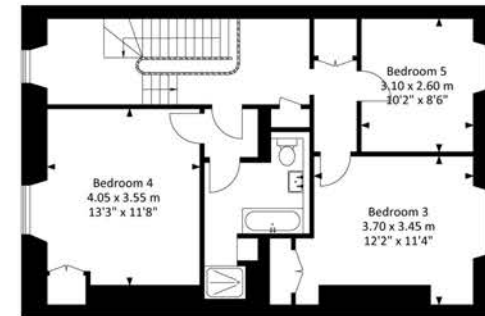


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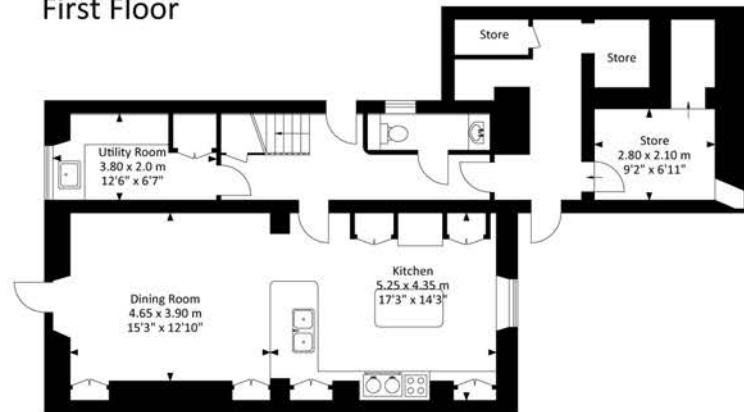
Approx. Gross Internal Area
3200.2 Sq.Ft - 297.3 Sq.M
Garage
474.25 Sq.Ft - 44.06 Sq.M
Total Area
3674.45 Sq.Ft - 341.36 Sq.M



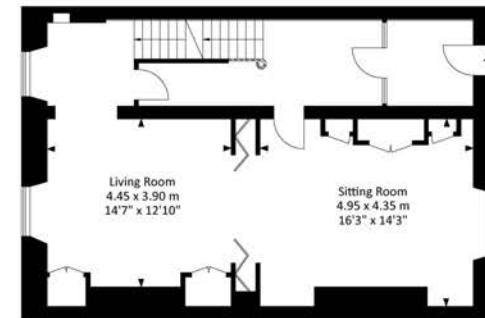
First Floor



Second Floor



Lower
Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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