



MAGGS  
& ALLEN

106 CRANBROOK ROAD  
REDLAND, BRISTOL, BS6 7DB  
Asking Price £850,000

An extended four-bedroom family home with private garage and workshop to rear, located within the Redland Green School catchment area.

**Vendor's Comments**

"We've been living in this property for the past ten years, and we've absolutely loved it! The space is great, there's plenty of storage, and parking is a breeze. Plus, the location is second to none. Redland Green School (which both of our children attend) is minutes away and Redland Green Park is next door. The shops, restaurants, and pubs of Gloucester Road are all within a five-minute walk, but it's also quiet enough that you can still enjoy some peace and quiet during peak hours. There's even a low-cost cinema just a seven-minute walk away in Henleaze, which is super convenient for catching the latest movies! Having a rear access lane is also very convenient for deliveries or just parking extra cars - as well as access to park a family vehicle.

When we first moved in, we were a bit worried that it was a busy road, but honestly, it's actually pretty quiet outside of rush hour - and it's got the best sense of community I've ever experienced in Bristol - and we are sad to be leaving."

**Ground Floor**

A vestibule opens into a wide, welcoming hallway, which in turn provides access to each of the ground floor reception rooms.

The front reception room is a highlight of the ground floor, presenting a generous space that is flooded with natural light from a large bay window. The room retains a wealth of original detailing, including an attractive ceiling rose, picture rails, cornicing, and a feature fireplace with shelving built into the recesses. Solid wood flooring runs throughout.

Adjacent to this, the second reception room has been opened up to create an expansive area with direct garden access via sliding doors. The wood flooring continues through this space, which in turn leads to the kitchen.

The kitchen is fitted with a range of base and wall-mounted units, with integrated appliances that include a gas hob, electric oven, grill, and a double sink with drainer.

Completing the ground floor is a utility room and a ground floor shower room, both located to the rear of the property.

**First Floor**

The first floor features three double bedrooms and a family bathroom, all accessed from a wide landing. At the front of the house is a bright, bay-windowed double bedroom, showcasing original picture rails and coving. This room also includes good-quality, built-in wardrobes on the right-hand wall for excellent storage. Next to this is the second double bedroom, offering a pleasant outlook over the rear garden. Notably, the third bedroom on this level is also a double room, a rare find in many similar properties. The floor is completed by a well-appointed family bathroom, fitted with a bath with shower-over, WC, and basin.



## Second Floor

The entire second floor is dedicated to the master suite, a well converted loft space. This bright and comfortable room is filled with natural light from four skylights and features an en suite shower room - comprising a basin, WC and shower enclosure. The suite also offers excellent storage, including three built-in cupboards and extensive eaves storage.

## Externally

The property is approached from Cranbrook Road via a low-maintenance front courtyard enclosed by a low-lying wall.

The private rear garden is accessible via sliding doors from the second reception room and a separate door from the kitchen. The garden itself is a level space, divided between a decked area, situated immediately off the reception room, and a larger lawned section. The lawn benefits from a sunny aspect throughout the day, catching the sun both in the morning and evening.

The garage represents a key feature of the property, providing dual access from both the rear garden and a well-maintained rear lane. The lane facilitates vehicular access, while a separate door from the garage offers direct pedestrian access to the garden.

## Location

A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience.

Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park - on its doorstep - offers an selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Cultural richness thrives with art galleries and theatres, whilst Redland is also home to Bristol University and Redland Green School, meaning it is an academic hub within the city.

Redland's location ensures easy transportation access, making it a gateway to explore Bristol and beyond.

## Schools

Redland Green School - Distance: 0.23 miles

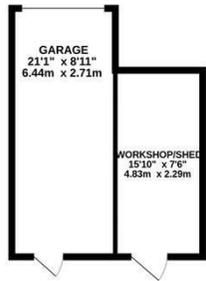
St Bonaventure's Catholic Primary School - Distance: 0.3 miles

Bishop Road Primary School - Distance: 0.45 miles

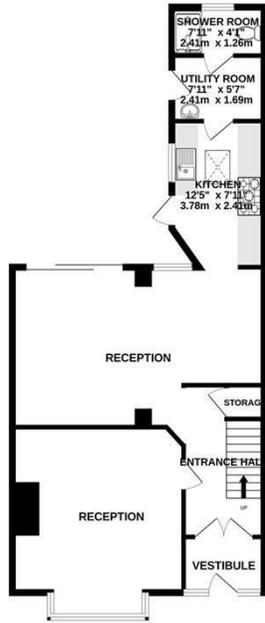
Westbury Park School - Distance: 0.57 miles



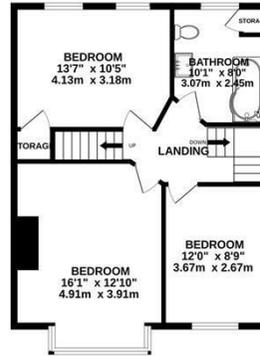
GARAGE  
306 sq.ft. (28.5 sq.m.) approx.



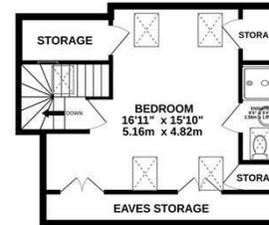
GROUND FLOOR  
771 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR  
596 sq.ft. (55.3 sq.m.) approx.



2ND FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



**TOTAL FLOOR AREA : 2062 sq.ft. (191.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- An excellent family home
- Redland Green catchment area
- Private garage and workshop to rear
- Generous living spaces
- Three bathrooms
- Level, low-maintenance rear garden attracting the evening sun
- Some attractive original detailing retained
- Four well-sized bedrooms

**Guide Price:** £850,000

**Tenure:** Freehold

**Council Tax Band:** D

**EPC Rating:** D

**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change.





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