



1 Kenilworth Road, Redland
Guide Price £1,150,000

RICHARD
HARDING



1 Kenilworth Road,

Redland, Bristol, BS6 6ER

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An incredibly large (2,415 sq. ft.) and versatile 5/6 bedroom, 3/4 reception room, Victorian semi-detached family room situated on a quiet yet central side road in Redland and further benefitting from off-road parking and a 46ft x 25ft rear garden.

Key Features

- Flexible lower ground floor accommodation, perfect for visiting family etc.
- Fabulous location on a quiet, neighbourly side road in the heart of Redland, within just a short level stroll of the excellent independent restaurants, cafes & shops of Cotham Hill. Also handy for Whiteladies Road, with its bus connections, weekly farmers' market and supermarkets, whilst also being nearby excellent schools including Cotham Gardens and St Peter & Paul Primaries, Cotham Secondary & Bristol Grammar School.
- **Ground Floor:** entrance hallway, fabulous kitchen/breakfast room with steps down to a dining room with access to the rear garden, bay fronted sitting room and further third reception room/home office plus ground floor cloakroom/wc.
- **Lower Ground Floor:** bay fronted reception room, bedroom 6, shower room/wc and an incredibly handy utility and boot room, perfect for bicycle storage etc.
- **First Floor:** landing, bedroom 1 with en-suite shower room/wc and adjoining bedroom 5 (which could be used as a dressing room), three further double bedrooms.
- **Outside:** front garden with off street parking space and gated side access through to a good sized landscaped rear garden.
- A wonderful family home with an abundance of space in a highly convenient location.





GROUND FLOOR

APPROACH: via ornate iron gate on stone pillars along pretty gently curving paved pathway through front garden and alongside the residence to recessed main front entrance door with overlights and side screens, outside light.

ENTRANCE HALLWAY: (18'5" x 6'2") (5.61m x 1.88m) very welcoming hallway with doors leading off to the kitchen, dining room, sitting room and study/reception 3. Steps lead down to the lower ground floor. Ornate ceiling cornicing, attractive stairwell rises to the first floor, period style radiator, stone tiled floor, underfloor heating.

SITTING ROOM: (17'3" x 12'3") (5.26m x 3.73m) lovely bright characterful room with bay window to front elevation with 3 large sash windows incorporating working shutters, high ceilings, ornate ceiling cornicing and ceiling rose, picture rail, radiator, exposed wooden flooring. Handsome marble fireplace with cast iron insert, gas flame effect fire and slate hearth.

STUDY/RECEPTION 3: (13'4" x 8'4") (4.06m x 2.54m) large sash window to the front elevation complete with working shutters, ornate ceiling cornicing, picture rail, exposed wooden flooring. Marble fireplace with cast iron inset and hearth. Built-in shelving to chimney recesses.

DOWNSTAIRS WC: continuation of stone tiled flooring, recessed spotlight, low level wc, sink unit set on a floating wooden shelf.

KITCHEN/BREAKFAST ROOM: (18'7" x 12'5") (5.66m x 3.78m) stunning room with high ceilings, ornate ceiling cornicing, original ceiling rose, large bay window to the rear elevation comprising 3 sash windows with an open outlook of the rear garden with an attractive window bench seat with additional storage beneath, large opening with glass steel balustrade and steps leading down into the dining room. Kitchen comprises range of wall and base units in walnut with granite working surface and a breakfast bar, glass upstands and kitchen island, stainless steel sink unit and mixer tap, additional stainless steel sink and waste disposal unit, integrated dishwasher, high level Miele oven, 5 ring induction electric hob and a contemporary extractor fan above, 2 kick panel heaters, American style fridge/freezer, underfloor heating. Steps lead down into:

DINING ROOM: (14'7" x 8'4") (4.45m x 2.54m) fantastic dining room for entertaining linking in with the kitchen and also with 2 large wooden double glazed doors opening immediately out onto the rear garden, recessed spotlights, continuation of stone floor, underfloor heating.

LOWER GROUND FLOOR

With restricted ceiling height min 6'1"/1.85m

APPROACH: internally via the entrance hallway with a short staircase down or externally via door from the utility room and rear garden which also has side access through the front of the property thereby allowing independent access to the lower ground floor rooms without necessarily going through the main part of the house (perfect guest suite with living area and shower nearby).

HALLWAY: doors lead off to the utility, reception 4, bedroom 6 and shower room/wc, further door to understairs cupboard.

RECEPTION ROOM 4: (17'1" x 11'8") (5.20m x 3.56m) 3 casement windows to the front elevation, radiator, cupboards discreetly housing the fuse box and gas meters.

BEDROOM 6: (13'0" x 7'6") (3.96m x 2.29m) casement window to the front elevation and a radiator.

SHOWER ROOM/WC: (6'8" x 5'3") (2.03m x 1.60m) a contemporary shower room with low level wc, wall mounted wash hand basin (both Duravit), heated towel rail, tiled floor and walls, shower enclosure with electric shower, extractor fan and inset spotlights.

UTILITY ROOM: (18'0" x 10'6") (5.49m x 3.20m) tiled floor, casement windows to the side elevation, bay window to the rear elevation comprising wooden double glazed door leading directly out to the rear garden, radiator, recessed spotlights. **Boiler Cupboard** with fitted shelving, wall mounted Worcester boiler with pressurised heating system and large hot water tank, space and plumbing for washing machine.

FIRST FLOOR

LANDING: doors lead off to bedrooms 1, 2, 3 4 and bedroom 5/dressing room.

BEDROOM 1: (14'4" into bay x 12'1" into chimney recess) (4.37m x 3.68m) a sumptuous master suite, lovely bay window to the front elevation comprising 3 sash windows and with ornamental radiator cover and further storage beneath, exposed wooden flooring. Painted fireplace with cast iron insert and slate hearth. Ornate ceiling cornicing. Doorway into bedroom 5. Door to:-

En Suite Shower Room/wc: (7'5" x 4'1") (2.26m x 1.24m) high specification en-suite with Porcelanosa fittings and tiling, wet room style large shower cubicle with mains fed shower and additional hand held shower fitment, heated towel rail, wall mounted wash hand basin, low level wc, extractor fan, recessed spotlights, heated floor and recessed shelf.





BEDROOM 5: (could be used as a dressing room) (13'6" x 8'9") (4.12m x 2.67m) 'Jack and Jill' door goes through from the master bedroom into bedroom 5 to allow either a dressing room or could easily be closed to allow for access from the hallway. Currently used as a dressing room with sash window to the front elevation, fitted wardrobes and units, painted fireplace and cast iron insert.

BEDROOM 2: (15'5" x 12'6") (4.70m x 3.81m) spacious room with large bay window to the rear elevation comprising 3 sash windows with a nice outlook over the rear garden, ceiling cornicing, painted wooden fireplace with cast iron insert and hearth, radiator, exposed wooden flooring.

BEDROOM 3: (15'6" x 8'11") (4.72m x 2.72m) large sash window to the rear elevation with views over the rear garden, pretty fireplace, radiator.

FAMILY BATHROOM/SHOWER/WC: (8'1" x 7'11") (2.46m x 2.41m) attractive and contemporary bathroom with Porcelanosa fittings and tiling, wall mounted wash hand basin, low level wc, wet room style shower and shower screen, large double ended bath with mixer tap and hand held shower fitment, 2 obscured sash windows to the side elevation, recessed spotlights, heated floor.

Stairs rise up to:

BEDROOM 4: (currently used as an office) (15'5" x 8'10") (4.70m x 2.69m) stairs rise up to a charming room with sash window to the rear elevation, double glazed Velux window to the side elevation, exposed flooring, small pretty cast iron fireplace and hearth, radiator, period style exposed wooden storage, access into the loft storage area which has been boarded and has a skylight.

OUTSIDE

GARDENS:

Front: (approx. 25ft wide x 18ft deep) (6.10m x 7.62m) hardstanding providing off street parking for one vehicle, pathway running to the front entrance door and handy gated access to the rear garden, low boundary wall, attractive box hedgerow and handy storage space for bins.

Rear: (approx. 46ft x 26ft) (14.02m x 7.92m) a spacious walled garden intelligently designed with a raised composite deck (and very handy storage underneath) accessing the dining room. Patio accessing the utility room, useful side access to the front of the house, outside tap. The remainder of the garden is laid as lawn with flower and shrub borders.

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:

- 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.
- 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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		
55-68	D		67 D
39-54	E	51 E	
21-38	F		
1-20	G		

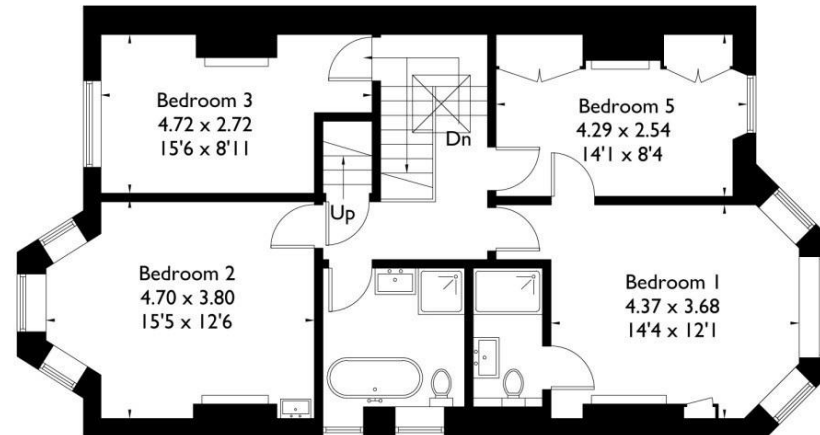
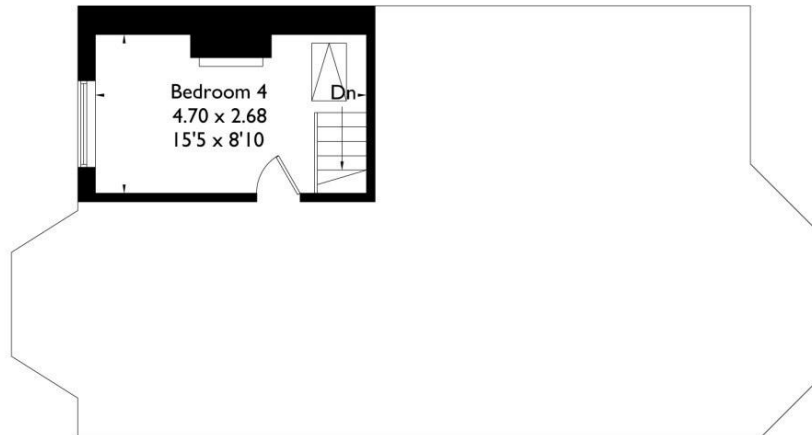
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



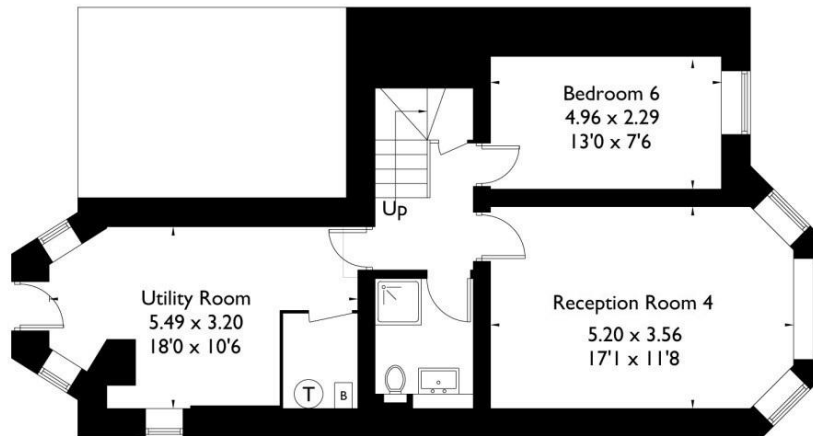


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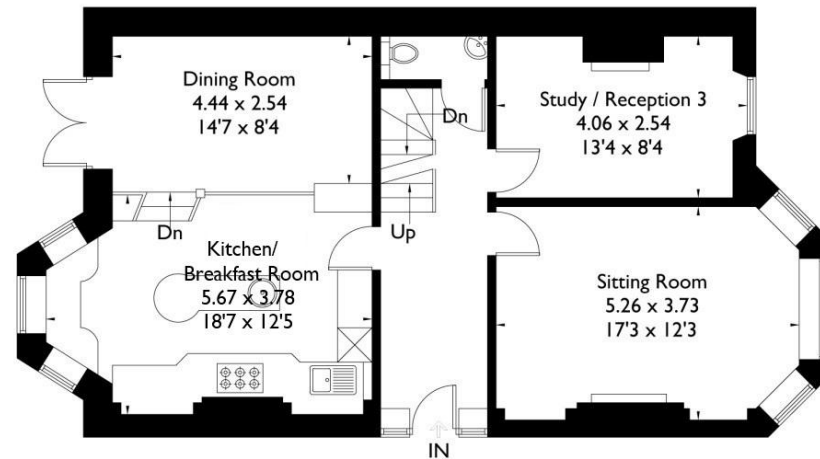
Approximate Gross Internal Area
224.4 sq m / 2415 sq ft



First Floor



Lower Ground Floor



Ground Floor

Job Ref: 158417

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.