

MAGGS & ALLEN

24 ASHGROVE ROAD

REDLAND, BRISTOL, BS6 6NA

Price Guide £1,150,000

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Boasting approx. 3556 sq.ft. of prime Redland accommodation, 24 Ashgrove Road offers scope to create a most impressive 6/7-bedroom, 4-reception room, 3-bathroom residence. Retaining a wealth of attractive period detailing and further benefitting from off-street parking and private rear garden - all whilst located moments from Whiteladies Road.

Externally

Boasting an impressive façade, the property certainly offers curb appeal. To the front is off-street parking for one vehicle, lawn, and mature shrubs and trees and dwarf walls to the boundaries. Side access leads to the hall doors, lower ground floor access, and rear garden.

Comprised of a level lawn, flower borders, mature trees, and stone wall boundary walls, the rear garden is a good size that currently houses two large sheds.

Lower Ground Floor

The lower ground floor is currently arranged as a two-bedroom, self-contained flat. Comprised of one double bedroom, one single bedroom, a fitted modern kitchen with integrated appliances, storage cupboard and three-piece shower room comprising WC, basin and walk-in shower enclosure. The living space is well-sized, and despite being to the lower ground benefits from plentiful natural light; featuring original sash windowed bay and a feature fireplace. We are advised the flat would achieve in the region of £1,500 per calendar month.

Hall Floor

A short run of steps leads to the original front door, and in turn to the vestibule - where you will find a tessellated floor with inlaid coir matting, dado rails, and partially obscured glazed double doors that lead to the hallway.

The hallway makes for a particularly pleasing introduction to the property, offering generous proportions illuminated by a stained glass window to the side elevation. Featuring in the hallway is the staircase, architrave, doors and panelling - all of which are believed to be original to the house.

Spanning the front of the building, the first reception room is most impressive, offering proportions typical of the era. Original features retained include the ornate cornicing, picture rails, large sash windows and working shutters. The large window and aspect ensure this is a sun-filled through much of the day and would make for an impressive lounge.

The rear reception room has been divided into a kitchen and separate dining room, but it would lend itself well to be made into an open-plan kitchen/diner to suit modern living. Completing the hall floor is a WC, and under-stairs storage. We understand that the staircase leading from the hallway down to the lower ground floor was removed by the current owners, but could be reinstated if desired to incorporate the lower level into the main body of the house.







First Floor
The first floor is comprised of three bedrooms, what is currently a kitchenette, a shower room, and a study.

Notable is the master bedroom, measuring 16'9"x13'3", featuring a large triple sash window, picture rails, coving and period fireplace. Adjacent is a kitchenette, but this could instead be utilised as an en suite.

To the rear are two further double bedrooms both with some attractive original detailing retained and offering good proportions.

An extension above the vestibule features a study and a bathroom, comprised of a WC, basin and shower enclosure.

Second Floor
Ascending from the first floor via the original staircase, the second floor is comprised of three further double bedrooms - two featuring original fireplaces - and a kitchenette that would make for an ideal bathroom or en suite. The landing features a partition wall with obscured glazing to the bannisters, which we expect would be removed during any refurbishment to reinstate the original aesthetic.

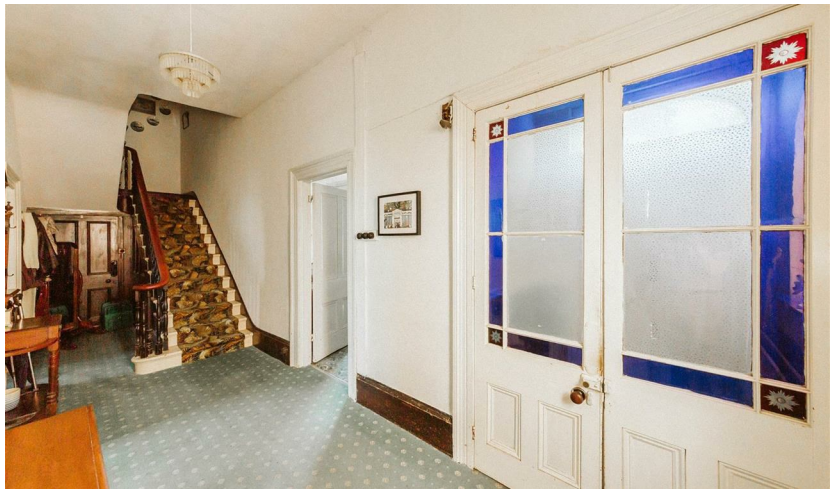
Location
A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local 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 offers a selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

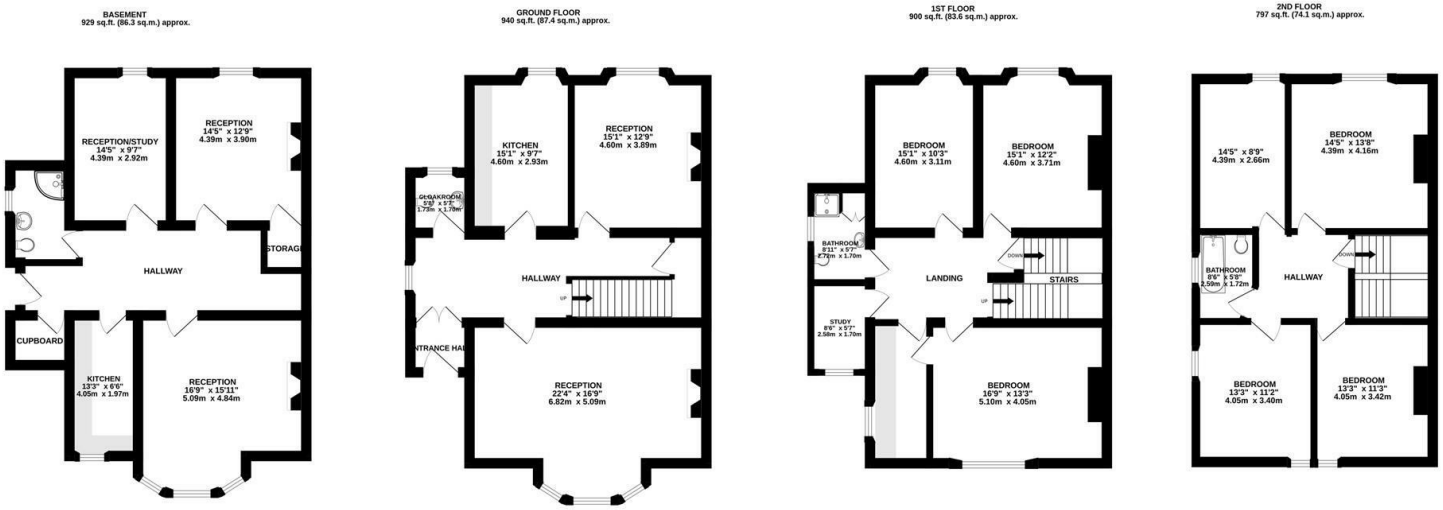
Redland Green School has been long viewed as the most highly-regarded state school in the city, ensuring Redland as a real hot spot for families.

Schools
St Johns Church of England Primary School, Clifton - Distance: 0.27 miles
Ss Peter and Paul RC Primary School - Distance: 0.34 miles
Redland Green School - Distance: 0.51 miles
Clifton College - Distance: 0.6 miles









TOTAL FLOOR AREA : 3566 sq.ft. (331.3 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 attractive Victorian semi-detached residence in a prime Redland location
- 3556 sq.ft. of accommodation
- Retaining a wealth of original detailing throughout
- In need of modernisation
- Off-street parking
- Scope to create a quite stunning family home
- 6/7 bedrooms, 4 reception rooms, 3 bathrooms
- Currently arranged with a two-bedroom lower ground floor flat beneath the main house
- For Sale for the first time in over 50 years
- Offered with no onward chain

Guide Price: £1,150,000

Tenure: Freehold

Council Tax Band:

EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

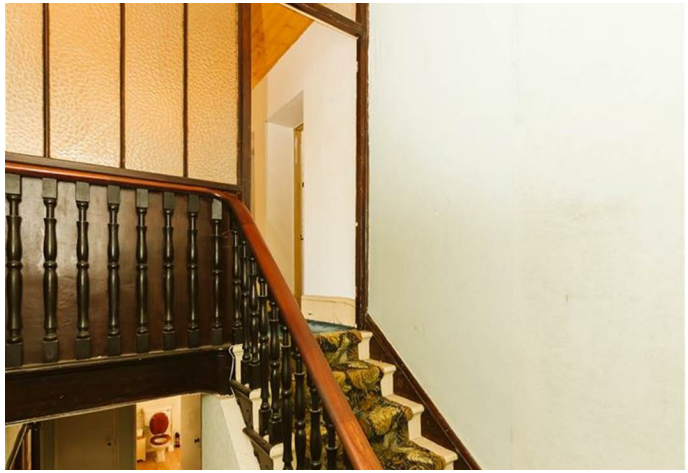
Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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