



23 Clifton Park, Clifton
Guide Price £1,250,000

RICHARD
HARDING

23 Clifton Park,

Clifton, Bristol, BS8 3BZ

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Tucked away in a peaceful backwater just moments from the heart of Clifton Village - a smart and well arranged detached residence occupying a sizeable and private plot rarely seen in such a coveted central location. Offering the rare advantage of lateral living on one of Clifton's most sought-after roads, this unique property blends tranquillity, privacy and immense convenience in equal measure.

Key Features

- The house is discreetly positioned to provide ultimate seclusion, with the primary rooms sitting on the rear elevation - flooded with natural light from the large double glazed windows and sunny south-westerly aspect. These rooms enjoy a delightful, leafy outlook over the serene landscaped rear garden.
- **Ground Floor:** entrance hallway with useful understairs storage cupboard, cloakroom/wc, wonderfully large and sociable kitchen/living/dining space leading onto rear garden.
- **First floor:** landing space, family bathroom, bedrooms 1, 2, 3 and 4 (presently utilised as a handy dressing room), loft hatch with drop down stairs.
- **Second Floor:** informally converted into two separate rooms with both having Velux windows.
- **Our vendor clients have acquired planning consent for a sympathetic extension and remodelling of the property - plans of which are available upon request from Richard Harding.**
- **Outside:** off street parking space to front of property, single garage, sliding gate leads to fabulous rear garden with additional parking space for small car.
- **Seldom does such an opportunity present itself, particularly in this prime location, and whilst one may decide to re-imagine the house in the fullness of time, it is far from necessary being an already turnkey, low-maintenance home (recently redecorated) ideal for modern family life or those seeking to downsize and enjoy ease and convenience without compromise.**







POSITION

23 Clifton Park is ideally situated for easy living, being just a stones' throw from the many restaurants, cafes, boutiques and independent traders of Clifton Village; in addition, Whiteladies Road and Clifton Triangle are within a short and level stroll. The house is also handily positioned within easy access of several excellent local independent schools - Clifton High (200m), Clifton College (450m) and Bristol Grammar School (650m). Completing the wonderful array of amenities within close proximity of the property is Durdham Downs, with its vast expanse of green space.

ACCOMMODATION

On the ground floor, a storm porch leads to the entrance hallway via composite front door with sidelights. This welcoming space offers access to a downstairs WC and useful understairs storage cupboard. From here, the space opens into a glorious kitchen/living/dining area, spanning the full 33ft width of the property. This open plan, double aspect space is rich in natural light, with expansive glazing to front and rear including triple-leaf bi-folding doors that seamlessly connect to the rear garden. The kitchen is well-appointed with a range of gloss fronted cabinetry and quartz worktops over; integrated appliances include Neff double oven and gas hob, dishwasher, microwave, wine cooler and full-height fridge freezer, as well as space and plumbing for washing machine. A peninsular provides extensive breakfast bar seating. The far end of the ground floor accommodation provides a pleasant living space, with picture window overlooking the rear garden, as well as an attractive feature gas fireplace with stone surround.

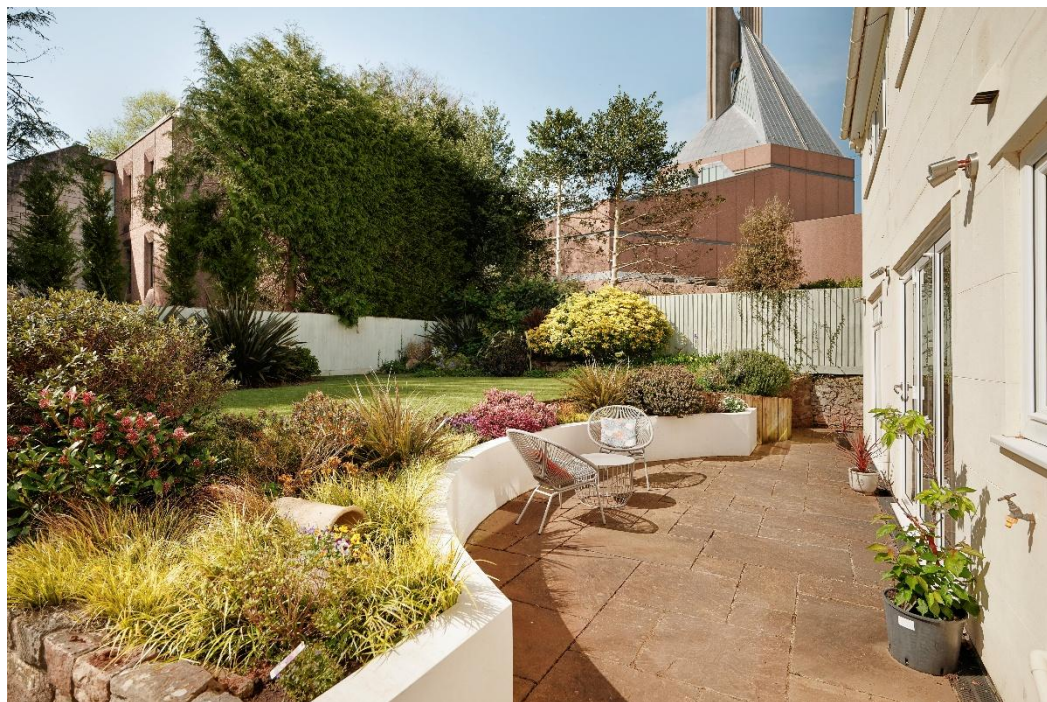
The first floor offers a spacious landing area, with doors radiating to the four well-proportioned bedrooms, stylishly presented family bathroom and a handy airing cupboard. The three principal bedrooms are set to the rear, offering an elevated outlook over the rear garden as well as exceptional privacy. The fourth bedroom is currently utilised as a dressing room and features generous built-in storage. Pull-down stairs from the central landing provide access to an informally converted loft space presently arranged as two separate spaces - ideal as additional bedroom accommodation, a secluded work from home space or an abundance of extra storage.

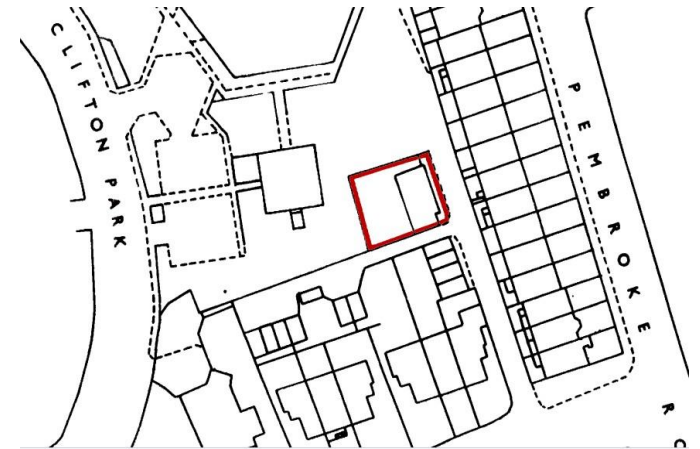
Externally, the south-westerly facing rear garden is a calm oasis in the heart of Clifton. Landscaped with a mixture of lawned areas, generous patio entertaining spaces and well stocked beds, this is a space that can be utilised and enjoyed year-round. The property also benefits from gated off-street parking for a small car to the rear, as well as an additional space to the front and a sizeable single garage with electric up and over door.

PLANNING

The sellers have commissioned architectural drawings by Moon Design and subsequently secured planning consent (23/01307/H) for a significant extension and remodelling of the existing property, full plans of which are available via Richard Harding.







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: G

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		
55-68	D	61 D	78 C
39-54	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.

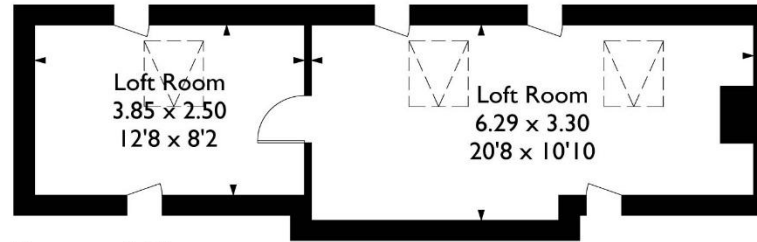
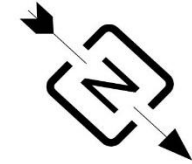
Clifton Park, Clifton, Bristol BS8 3BZ

Approximate Gross Internal Area 123.30 sq m / 1327.40 sq ft

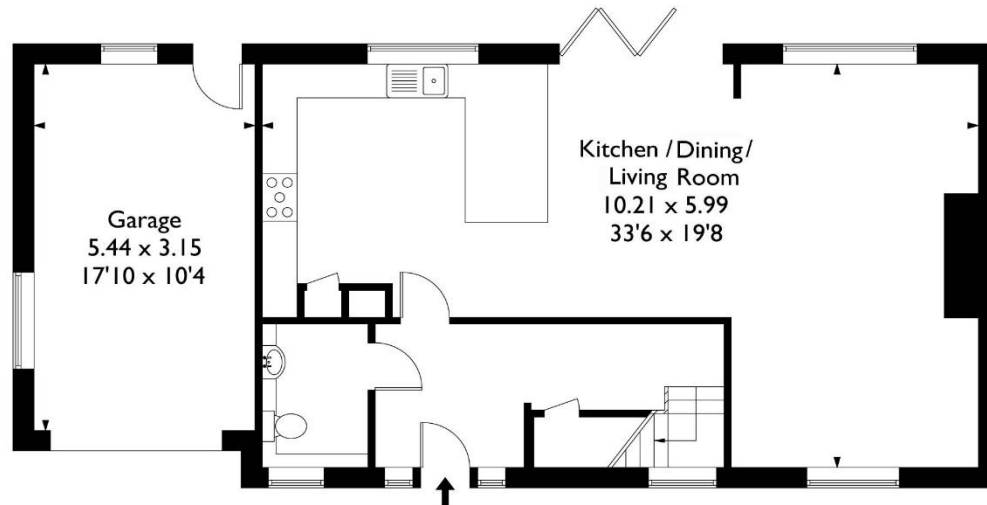
Garage Area 17.10 sq m / 184.40 sq ft

Loft Room Area 27.60 sq m / 296.70 sq ft

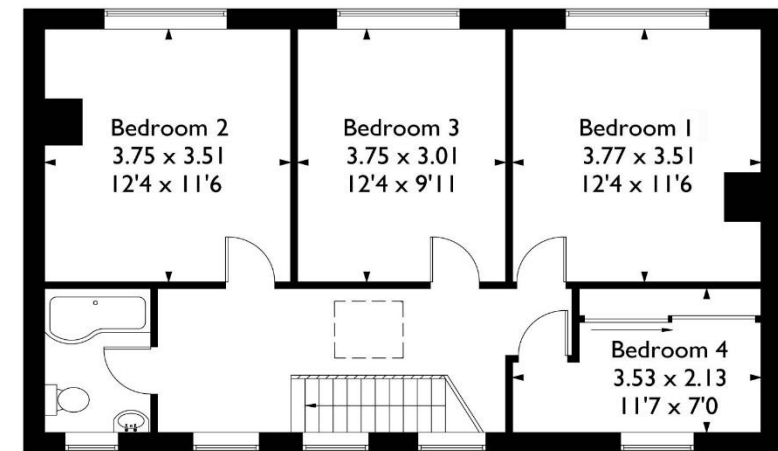
Total Area 168.0 sq m / 1808.50 sq ft



Second Floor



Ground Floor



First Floor

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.