



23 Archfield Road, Redland
Guide Price £1,300,000

RICHARD
HARDING



23 Archfield Road,

Redland, Bristol, BS6 6BG

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A most impressive and rather special 4 double bedroom, 3 reception room detached Victorian home situated on a popular tree-lined road in Redland. Further benefitting from off-road parking for two cars with EV charging point, a beautifully designed interior and tastefully landscaped town garden.

Key Features

- Rich in period features with wonderful high ceilings, tall sash windows and many original fireplaces, all seamlessly blended with modern décor and fittings.
- Superb location in the heart of Redland, within a level walk of Cotham Gardens Park, Redland train station, excellent independent restaurants and cafes of Cotham Hill, Clifton Down train station, Whiteladies Road and within easy reach of excellent schools including Bristol Grammar, QEH, Redmaids, St Johns Primary and Cotham Gardens Primary.
- Balanced and well-arranged accommodation with two floors of living and two bedroom floors, providing a real sense of space and flexibility including four double bedrooms, two family bathrooms, three reception rooms, utility space, home office, walk in pantry and stunning kitchen dining room with Tom Howley kitchen.
- Ample off-road parking with gated access to a smart town garden, perfect for outdoor seating and entertaining.
- A beautifully presented and individual family home in a central and convenient location.





GROUND FLOOR

APPROACH: via stone pillars and garden gate accessing a pathway leading through the idle of the front garden with driveway off-road parking for two cars beside. The pathway leads up towards some stone steps rising to an attractive covered entrance and main front door to the house.

CENTRAL ENTRANCE HALLWAY: (15'3" x 6'9") (4.65m x 2.06m) an elegant central entrance hallway with high ceilings, ceiling coving, central ceiling rose and period staircase sweeping up to the first floor landing. Exposed stripped floorboards, low level meter cupboard. Doors leading off to the sitting room, dining/reception 2, home office and ground floor cloakroom/WC. Further part glazed door accesses the staircase descending to the lower ground floor landing.

SITTING ROOM: (14'11" x 13'9") (4.55m x 4.19m) wonderful high ceilings with ceiling cornicing, central ceiling rose & picture rail. Period cast iron fireplace with marble surround. Exposed stripped floorboards, period style cast iron radiators. Two large sash windows to front, filling the room with natural light.

RECEPTION 2/DINING ROOM: (15'8" x 13'11") (4.77m x 4.25m) lovely bay fronted room with three sash windows to front elevation, high ceilings, ornate ceiling cornicing and central ceiling rose. Picture rail. Period open fireplace with white marble surround, exposed stripped floorboards, cast iron radiators.

HOME OFFICE: (12'11" x 6'10") (3.94m x 2.08m) useful office hideaway at the rear of the building with floor to ceiling sash window with built in plantation shutters, radiator, ceiling coving and inset spotlights.

CLOAKROOM/WC: wc with high level cistern, wall mounted wash basin with tiled splashbacks, sash window to rear, exposed stripped floorboards and a cast iron radiator.

FIRST FLOOR

LANDING: central landing with large window to front proving plenty of natural light, exposed stripped floorboards, cast iron radiator, doors off to bedroom 1 & 2 and further doors off the lower mezzanine landing lead off to the family bathroom and boiler/utility cupboard, housing the Worcester central heating boiler, pressurised hot water tank and plumbing for washing machine. Staircase rises to the second floor landing.

BEDROOM 1: (15'11" x 13'9") (4.85m x 4.20m) large double bedroom with wide bay to front comprising three double glazed sash windows, high ceilings with ceiling coving, attractive period cast iron fireplace, cast iron radiators.

BEDROOM 2: (14'11" x 13'10") (4.55m x 4.22m) high ceilings with ceiling coving, built in wardrobes, period style cast iron fireplace, exposed stripped floorboards, cast iron radiators, two double glazed sash windows to front elevation.

FAMILY BATHROOM/WC: (13'0" x 6'10") (3.96m x 2.08m) stylish family bathroom with roll edged tub with mixer taps and shower attachment, corner shower enclosure with system fed shower, WC with high level cistern, wall mounted wash basin, tiled splashbacks, period fireplace, cast iron radiator, antique mirror with hidden storage cupboard, inset spotlights and double glazed sash window to rear elevation with built in plantation shutters.

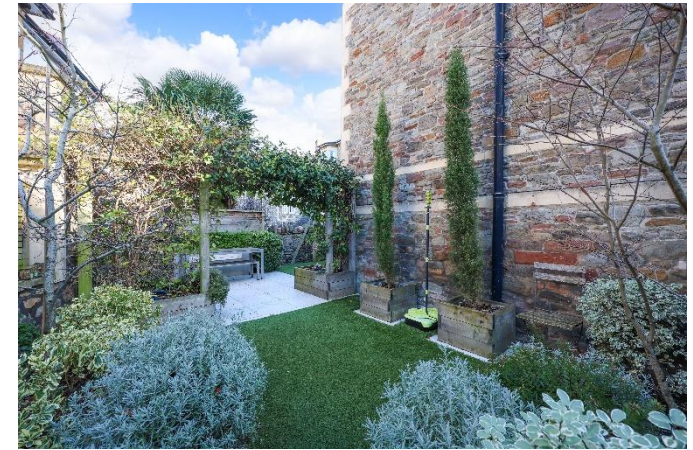
SECOND FLOOR

LANDING: central landing with doors off to bedrooms 3 & 4, low level eaves storage cupboard and further door off the half-landing accessing a second family bathroom/wc. Double glazed picture windows to rear provide further natural light through the landing and stairwell.

BEDROOM 3: (10'11" x 10'6") (3.34m x 3.19m) two Velux skylights to side elevation, sliding doors access eaves storage space, radiator, wooden ladder leading up to a small mezzanine sleeping deck/play area

BEDROOM 4: (16'10" x by 9'0") (5.13m x 2.75m) double bedroom with double glazed windows to rear offering a fantastic open outlook over the rear and neighbouring gardens. Low level eaves storage cupboards, built in wardrobes and drawers, built in desk, inset spotlights and a radiator.

FAMILY BATHROOM 2/WC: white suite comprising panelled bath, low level wc, sink, separate shower enclosure, mirror with LED light & bluetooth function and window to rear elevation.



LOWER GROUND FLOOR

LANDING: central landing with useful understairs storage space, with space for bicycles etc. Tiled floor, period style radiator, window to rear. Doors leading off to reception 3/family room, the family kitchen/dining room, walk in pantry and cloakroom/wc. Further door provides access out onto the rear garden.

RECEPTION 3/FAMILY ROOM: (15'1" x 13'10") (4.59m x 4.21m) inviting and comfortable family sitting room with two large double glazed sash windows to front elevation, period style radiators, attractive period style fireplace and high ceilings.

KITCHEN/DINING ROOM: (23'0" x 13'10") (7.01m x 4.22m) a beautiful Tom Howley kitchen with granite worksurfaces, central island with breakfast bar seating, large Belfast style sink with integrated dishwasher beside, Aga range cooker set in chimney breast recess, Fischer and Paykel fridge/freezer set into cabinetry. Arched banquet bench seat with granite surface behind and storage, providing seating and placing for a family table and chairs. Tiled flooring. Bay to front elevation comprising three double glazed sash windows and bi-folding doors to rear provide a seamless access out onto the rear garden.

OUTSIDE

FRONT GARDEN & OFF-ROAD PARKING: private front garden laid to artificial lawn with laurel hedgerow, period boundary wall to front providing privacy, central pathway leading up to the attractive covered entrance and main front door to the house. Three steps lead down to a tarmacked area proving off-road parking for at least two cars. EV charging point. Gated access to the rear garden and clever recessed open storage area.

REAR GARDEN: a beautifully landscaped L-shaped town garden with defined spaces including a seating area closest to the kitchen/dining room framed with attractive stone boundary walls with built in bench seat, planters, steps rise up to the main section of rear garden with paving and artificial lawn sections, built in seating with box edging behind and Arba with honeysuckle archway leading through to a further section of garden attracting much of the afternoon sunshine with flower borders containing shrubs and trees with a garden shed and handy gated access through to the front garden and off-road parking.

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 | | 72 C |
| 55-68 | 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.




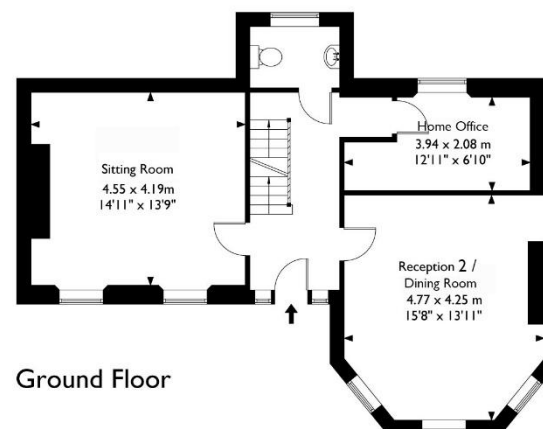
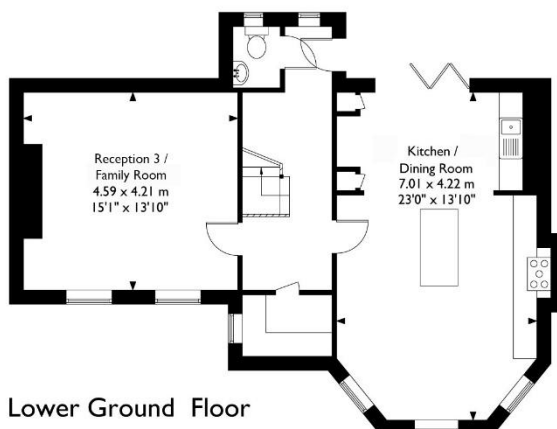
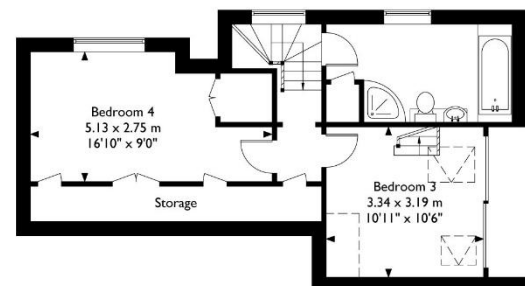
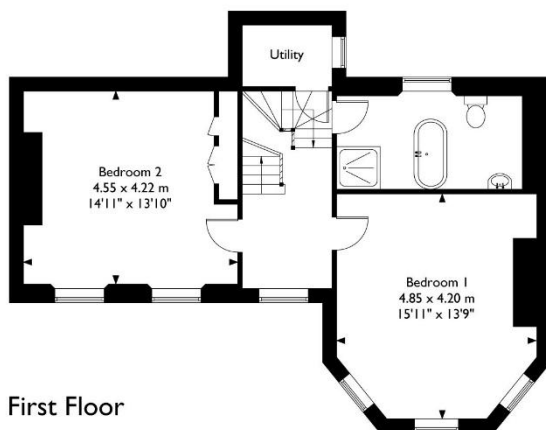


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Approximate Gross Internal Area 229.0 sq m / 2465.40 sq ft



 = Reduced headroom below 1.5m / 5'0"



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.