



GARDEN MAISONETTE

24 CALEDONIA PLACE, CLIFTON, BRISTOL, BS8 4DL

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Garden Maisonette

24 Caledonia Place, Clifton,
Bristol, BS8 4DL

A rare find in Clifton Village, a particularly spacious garden and lower ground floor maisonette in this popular and sought after location of Caledonia Place.

- Private secure gated entrance
- Entrance hall
- Reception and dining room
- Kitchen/breakfast room
- Master bedroom suite with en suite bathroom
- Second double bedroom
- Family bathroom
- Study area
- Storage (presently used as occasional bedroom)
- Utility/cloaks
- Ample cellar storage
- Further ancillary accommodation for live/work, cinema/gym use
- Workshop
- Delightful South facing courtyard garden





Description

Approached via a short flight of steps to a private front entrance with wrought iron gate to open porch and further to the front door. Opening in to a particularly spacious entrance hall with original fan light and second door to inner hall, original flagstone floor, feature brick wall and original painted cast iron pillars and further stone staircase to the lower ground floor.

The spacious open plan reception overlooks the courtyard garden to the rear offering peace and tranquillity and an abundance of the morning sun through the original full height sash window, a further glazed door leads directly to the garden. Recess working fireplace with cast iron grate and recess display shelving, further extensive book shelving to one wall, the reception flows in to the dining area with a varnished hard wood block flooring, three arched recesses and a full height sash window to the front, a cupboard houses the Worcester boiler for central heating and hot water. The dining area further flows in to the kitchen/breakfast room. The kitchen to the front has a sash window and provides ample room for informal dining. There is a good range of floor and wall units with laminated work surfaces and tiled splashbacks, stainless steel sink unit and plumbing for a dishwasher. Neff appliances include

ceramic electric hob with overheard extractor and double ovens. There is a fridge/ freezer within the recess and a second door leading directly to the entrance hall.

The master bedroom is situated to the rear with spacious en suite overlooking the courtyard garden with full height sash window and pedestrian door. The en suite bathroom comprises a corner bath with shower over, pedestal wash hand basin, low level WC, shelved recess, heated towel rail and window to the courtyard garden.

Accessed from the entrance level hall there is a family bathroom with panelled bath and shower over and fully tiled surround and glazed screen, low level W.C, vanity wash hand basin in bespoke cupboard unit.

From the entrance hall there is a flagstone stepped approach to the lower ground floor accommodation with original double doors leading to the utility and cloaks and further to the original wine vaults providing ample storage.

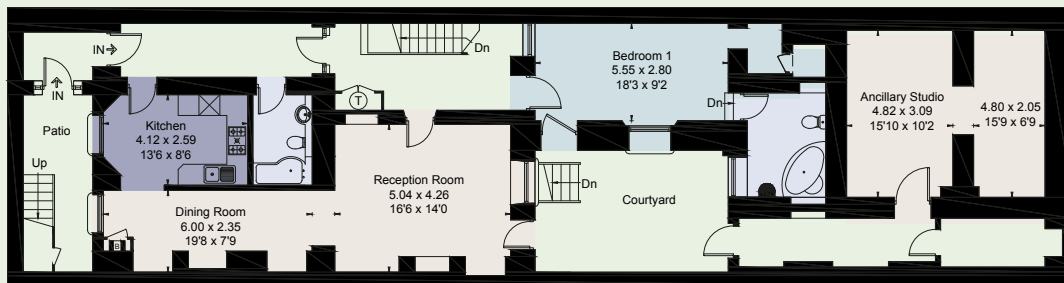
The second bedroom has double doors leading via a short flight of external steps to the courtyard, this wonderful vaulted area with original flagstone has two further areas accessed off being a dedicated study area and a further storage room (presently used as an occasional bedroom).

Approached from the courtyard is the further ancillary accommodation with artistic wall coverings and vaulted ceilings, making a perfect space for a work space, cinema or gym with a separate dedicated workshop.

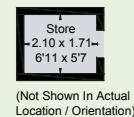
The courtyard gardens are a stunning feature of the property creating an oasis with a south facing orientation and capturing the morning and early afternoon sun. To the front is communal under pavement storage area housing the gas and electricity meters for the building with dedicated areas for residents' use.

Situation

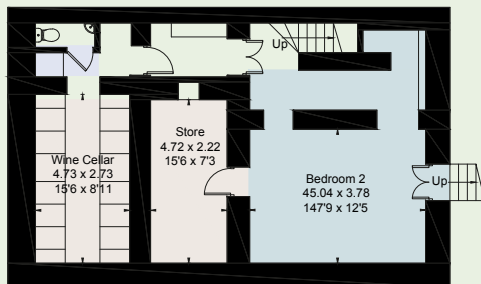
A prime central Clifton address overlooking the gardens in Caledonia Place. There are notable landmarks in proximity, including Brunel's Suspension Bridge, Ashton Court and Clifton Downs. Clifton Village itself includes fashionable bars, restaurants and boutiques with a further array in Queens Road and Park Street. The commercial city centre is easily accessible and Bristol Temple Meads train station offers services to a number of cities; there are also good communication links to the motorway networks.



Lower Ground Floor



□ = Reduced head height below 1.5m



Basement

GARDEN FLAT, 24 CALEDONIA PLACE

Gross Internal Area (approx):

242.5 sq m / 2610 sq ft

Store = 3.6 sq m / 39 sq ft

Total = 246.1 sq m / 2649 sq ft

Including Limited Use Area (1.6 sq m / 17 sq ft)

For identification only. Not to scale.



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