



A delightful townhouse full of character and charm.

Buckingham Vale, Bristol, BS8

£1,295,000 Freehold





Drawing room and sitting room • Open plan and comprehensive kitchen and dining room • Utility and cloakroom • Garden room / study • Principle bedroom suite, 2nd bedroom and cloak room • Two top floor bedrooms and family bathroom • Landscaped front garden and parterre • Intimate and enclosed courtyard garden • Integral garage

Local Information

Buckingham Vale is beautifully poised close to the wide range of amenity available from Whiteladies road, Clifton Village and on the cusp of the Clifton College Campus. Durdham downs is a short distance with 400 acres of parkland and institutions such as the Royal Infirmary the Royal West of England Academy of Arts and Bristol University are also within proximity. There are good communication links, the nearby A4108 provides direct access to the commercial centre and motorway networks. There are good rail links from Bristol Temple Meads serving the wider country and Bristol Airport offers flights to a number of European and some long haul destinations.

About this property

A beautifully appointed and adaptable family home, end or terrace and Grade II listed. This four storey home incorporates live/work opportunities and is poised on the cusp of Whiteladies road, Clifton Village and Durdham Downs. Immaculately presented and offering a combination of formal and informal living, the property retains plenty of original detail and many modern enhancements have been

added. Bathed in light and with a westerly frontage, there are large casement windows, a tasteful pallet internally and a high specification.

The property is approached at hall floor level and via a vestibule, the front door includes a leaded canopy over with a glazed door with leaded insets and a matching top light. The reception hall provides access to the upper and lower levels and there is some ceiling detail and exposed floors. There are two principal rooms inter connecting. The drawing room to the front enjoys a pleasant outlook over the landscaped front garden, there is a feature fire place with a slate hearth and inset gas living flame fire and there is ceiling detail including a picture rail and cornice. The sitting room adjacent is a more relaxed space with a casement window overlooking the rear elevation. The lower ground floor is largely open plan; the kitchen incorporates a range of hand crafted units with granite work surfaces, an AGA and an additional range cooker. There are polished tiled floors, down lighting and dual aspect windows. The dining area has a built in pantry and an additional china display cabinet and is



open through to the kitchen and provides a wonderful entertaining space. A useful cold store is also located off the kitchen. The utility is comprehensively fitted with a Belfast sink and the pre requisite plumbing and there is a small inner lobby with a cloak room and under stairs store. A door leads to a contemporary garden room or home office and has full length sliding doors over the enclosed courtyard garden, a pedestrian door to Alma road and a further door which provides access to the integrated garage. The garden room has a top light and underfloor heating and this is an excellent space for home working.

There are four bedrooms located on the first and top floors, the principal bedroom is generous in scale, dual aspect and features ceiling cornice, a built in wardrobe and an en-suite shower room. The second bedroom on this level is currently being used as a study but also features a built in wardrobe and there is a cloak room on the mezzanine. The two remaining top floor bedrooms are well appointed and are served by the comprehensive family bathroom.

The front garden has been imaginatively landscaped, there is a secure pedestrian gate which is coded and a pedestrian path which leads to the front door. There is a parterre with clipped box

hedging providing symmetry and a stone wall topped with wrought iron railings is adorned with flowering climbers. The front garden has been imaginatively landscaped, there is a secure pedestrian gate which is coded and a pedestrian path which leads to the front door. There is a parterre with clipped box hedging providing symmetry and a stone wall topped with wrought iron railings is adorned with flowering climbers. A separate area has been created for occasional seating with pea gravel and this is orientated to enjoy the afternoon and evening sun. There are balustrade steps which lead to a store area with a secure wrought iron gate. The courtyard garden to the rear is fully enclosed and provides an ideal alfresco dining space protected from the elements and with flag stones, there is a low planter trough, and one of the walls is adorned with an espalier and there is some outdoor lighting and heater. The integrated garage has an electrically operated up and over door and fitted storage shelves whilst still providing space to park a car.





Tenure
Freehold

Local Authority
Bristol City Council, Bristol

Energy Performance
EPC Rating = Exempt

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Telephone:
+44 (0) 117 933 5800.

Approximate Area = 208.1 sq m / 2240 sq ft
(Including Wine Store)
Garage = 14.6 sq m / 157 sq ft
Total = 222.7 sq m / 2397 sq ft
Including Limited Use Area (0.1 sq m / 1 sq ft)
For identification only. Not to scale.
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