



# WORSLEY HOUSE

CLIFTON DOWN ROAD, CLIFTON, BRISTOL, BS8 4AG

savills



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BRISTOL, BS8 4AG

Quality living in the heart of the village

Reception hall and inner hall

Open plan kitchen, drawing room and dining room

Sitting room • Utility

Two first floor bedrooms and a "Jack and Jill" bathroom

Two further bedrooms, a bathroom and en suite

Front garden, lower terrace and dedicated parking space

Landscaped rear garden and sun terrace

Double garage with bedroom suite above

## Mileages Approximate

Clifton Village: 0.2 miles

Bristol City Centre: 1.3 miles

Bristol Temple Meads: 2.2 miles

M5 Junction 17: 5 miles

Bristol Airport: 7.7 miles







## DESCRIPTION

A stunning townhouse, originally built in 1877, Grade II listed and refurbished extensively circa 2000. Worsley House enjoys a spectacular South Westerly frontage and is constructed from warm and ornate Bath stone elevations with pediments, a parapet and slate tiled roof. The footprint is adaptable with spacious principal rooms, there are high ceilings, plenty of detail and four bedrooms within the principal home. The double garage and en suite above provide an annexe and also live/work prospects. Gardens have been imaginatively landscaped and designed to capture the morning and afternoon sunlight whilst also providing seclusion and privacy.

The reception hall is the axis to the home and leads through to an inner hall with a rising staircase to the upper and lower floors. A sitting room is situated to the front with a pair of casement windows, shutter blinds, down lighting and there is a feature fireplace. Beyond and through the inner hall, there are steps to the rear garden and on a lower mezzanine the utility and boiler room. There is an en suite bedroom on the mezzanine level with a bay window and a feature fireplace and this has historically been used as a music room and/or study. The hall floor encompasses the main living area; this is beautifully appointed with three quarter length triple sash windows with working shutters and there is a magnificent fireplace. There are clearly defined functions with the drawing room and dining area enjoying a wonderful outlook over the landscaped front garden and the kitchen has a full length bay overlooking the rear garden and incorporates a wide array of wall and base units with a variety of integrated appliances. The master bedroom on the first floor is generous in scale and with windows overlooking the front. There is a Jack and Jill bathroom beyond with a free standing bath, double shower and vanity unit, in addition to a further bedroom. The top floor is a dedicated suite and has exposed beams, velux windows which open onto the parapet and there is a fully fitted bathroom adjacent.

The front garden has been landscaped with a bonded drive which offers dedicated car parking. The garden includes a shaped lawn surrounded by Laurel and Privet hedges which provide structure and privacy and a pedestrian gate and steps lead down to the lower courtyard, ideal for alfresco dining. The rear garden is level and with a path which cuts a swathe through to the centrepiece and beyond to a private terrace and dining area, screened with Bamboo and some variegated plants and climbers. Pedestrian access is available to the double garage with vehicular access available from Grange Road. Above there is a useful bedroom suite, ideal for guests or a housekeeper.

## LOCATION

Clifton is considered Bristol's most fashionable address. Lying to the north west of Bristol's commercial centre and in the lye of many notable landmarks such as the Avon Gorge, Suspension Bridge and Observatory. Clifton Village offers a vibrant lifestyle with many coffee shops, restaurants, gastro pubs and boutiques. Queens Road nearby has a further array of high street stores, some bars and restaurants as well as institutions such as the Bristol University, The Royal West of England Academy and Bristol's Royal Infirmary. Clifton is located within proximity of Durdham Downs with 400 acres of parkland whilst to the west and over the Suspension Bridge there are mountain bike trails and woodland walks available from the Ashton Court Estate and Leigh Woods respectively. In proximity there are health and leisure clubs as well as golf courses and dinghy sailing on the waterfront. There are excellent communication links to the centre and motorway networks and Bristol Temple Meads Train Station has services to many cities nationwide.

## AGENTS COMMENT

A wonderful location walkable to everything that Clifton has to offer.



## WORSLEY HOUSE

Approximate Gross Internal Area:

283.7 sq m / 3054 sq ft

Cellar = 22.1 sq m / 238 sq ft

Garage = 60.7 sq m / 653 sq ft

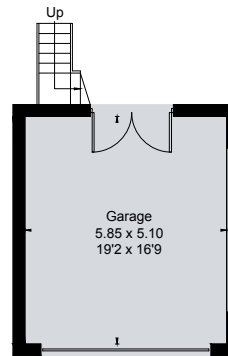
Store = 3.7 sq m / 40 sq ft

Total = 370.2 sq m / 3985 sq ft

Including Limited Use Area (24.9 sq m / 268 sq ft)

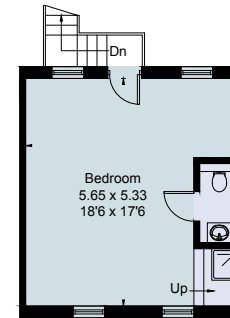
For identification only. Not to scale.

□ = Reduced head height below 1.5m

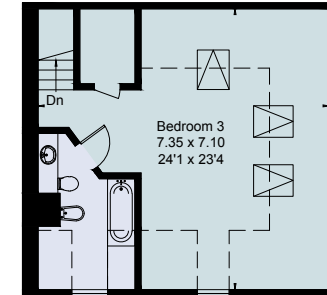


Garage Ground Floor

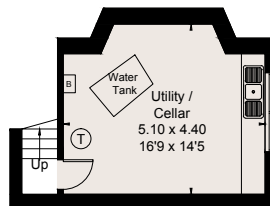
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Location / Orientation)



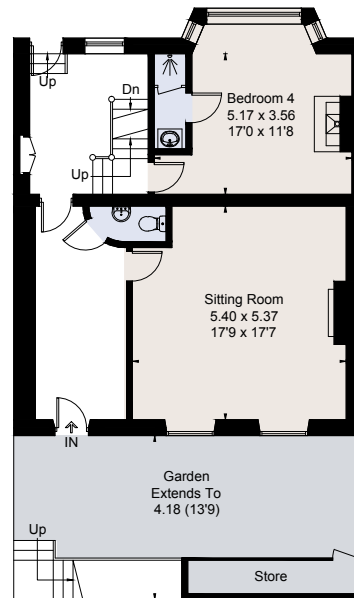
Garage First Floor



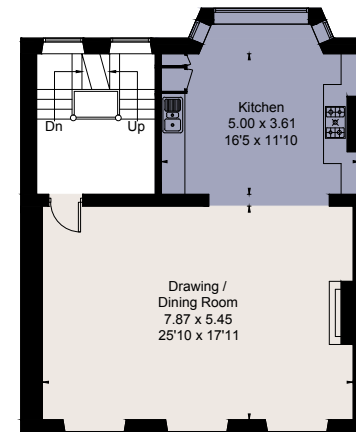
Third Floor



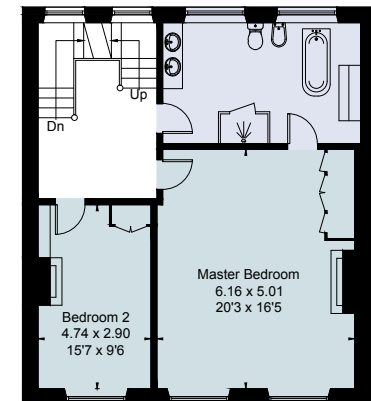
Cellar



Ground Floor



First Floor



Second Floor



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### SAVILLS CLIFTON

20 The Mall,  
Clifton Village,  
Bristol BS8, 4DR  
0117 933 5800  
clifton@savills.com

savills