



A substantial and handsome end of terrace Victorian family house in this sought after location just across Christchurch Green.

Canynge Road, Bristol, BS8

£1,500,000 Freehold



Entrance hall • Drawing room and family room • Kitchen/breakfast room • Utility and study • Two first floor bedrooms and a bathroom • Three second floor bedrooms and a bathroom • Two top floor eave rooms for home office/further bedroom accommodation • South West facing garden to the rear with side pedestrian access • Off street parking for one in the private adjacent road Harley Mews

About this property

A welcoming and spacious entrance hall with a large sash window and original tiled floor and staircase to the upper floors with further access to the lower ground floor accommodation. Cloakroom and a useful walk in storage cupboard are within the entrance hall. The drawing room is to the front, an elegant reception with a large bay window, ornate original detailed ceiling cornices and the original fireplace with coal effect gas fire and slate hearth. The sitting room also on the ground floor is to the rear with sash window and further double French doors which lead directly to the garden. Original ceiling cornice and fireplace. A magnificent stripped pine Butlers dresser is to one wall.

The lower ground floor lobby has an original built in storage cupboard, shower room and utility room which provides direct access to the rear garden via a short flight of stone steps. There is a good size study at this level which could also serve as a family/playroom. A cupboard houses the Ideal Mexico gas fired boiler supplying central heating (not tested), with a further storage cupboard. The kitchen/breakfast room to the front has a bay window with plantation shutters, a hand built kitchen with an extensive range of wooden floor and wall units with varnished wooden work tops, two burner gas hob, porcelain one and a half

bowl sink, plumbing for a dishwasher. Gas fired Aga also supplying the hot water, with contrasting wall tiling. Walk in shelved pantry. Ample space for a dining table, stripped and polished wood effect floor throughout.

The first floor landing has a cupboard housing the hot water tank, the principle bedroom is to the rear a bright and spacious room with ample hand built wardrobes and drawers, with built in pedestal sink to one wall. The second bedroom to the front with triple sash windows fitted with plantation shutters. Both these bedrooms are served by a family bathroom. The second floor affords three further double bedrooms, which are served by a recently updated bathroom with double walk in shower, a free standing slipper bath, wash hand basin and low level WC. On the top floor there are two further eave attic rooms suitable for home/office or further bedroom accommodation.

Outside there is an attractive walled garden with separate secure pedestrian gate access to Harley Mews and the off street parking. The garden is mainly paved with established border planting and a South West facing orientation to enjoy al fresco entertaining and the setting evening sun.



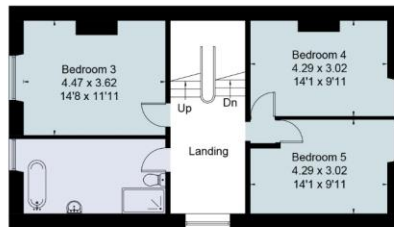


Approximate Area = 346.2 sq m / 3726 sq ft (Excluding Loft Space)

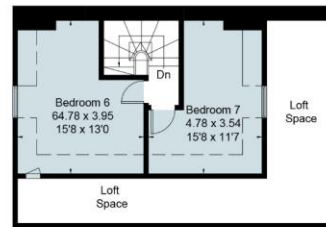
Including Limited Use Area (8.7 sq m / 94 sq ft)

For identification only. Not to scale.

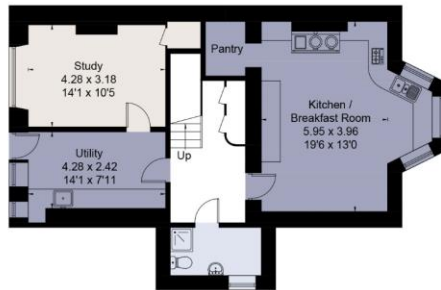
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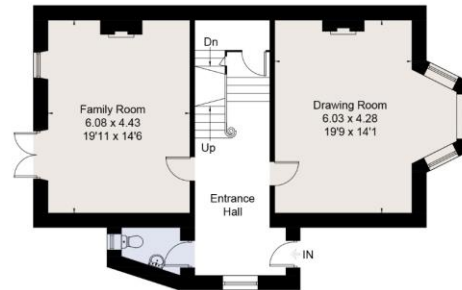
Second Floor



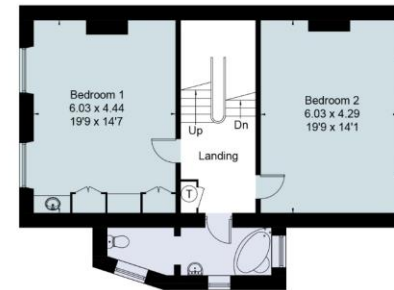
Third Floor



Lower Ground Floor



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Local Information

A prime and sought after road, within close proximity of Clifton College and Clifton High School and is close to a host of amenities including the Redgrave Theatre and historic landmarks such as Brunel's famous Suspension Bridge, the Observatory and Avon Gorge. Nearby Clifton Village offers a vibrant cafe culture with bars, restaurants and eateries. For recreation there are mountain bike trails and golf courses in nearby Leigh Woods, as well as tennis and leisure clubs in Redland and Clifton. Clifton provides an easy commute to Bristol's commercial centre as well as the motorway networks and there are two main line rail stations providing services to a number of cities nationwide. Bristol International Airport is approximately 12 miles away, with flights to a number of European and some long haul destinations.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	38
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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