



A substantial Grade II Listed townhouse in the heart of Clifton.

Southleigh Road, Clifton, Bristol, BS8

£950,000 Freehold





Entrance hall • Drawing room • Library/sitting room • Kitchen/breakfast room • Dining room • Utility • First floor Master suite with dressing room • Upper floors four further bedrooms (two en-suite) • Courtyard garden and roof terrace

Local Information

Clifton lies to the North West of Bristol's commercial centre and Southleigh Road enjoys an enviable position, just moments from the popular Clifton Lido. Perfectly positioned – equidistant to both Whiteladies Road and Clifton Village, with numerous bars, restaurants, coffee shops and supermarkets. There are good schools in proximity state and independent, primary and secondary and a number of leisure facilities such as health clubs, tennis clubs and golf courses. The A4018 is the spine road to the commercial centre and the motorway networks feeding the South West, Midlands, South Wales and London. Bristol has two main line train stations serving the wider country and the airport has flights to a number of European and some long haul destinations.

About this property

An immaculate mid-19th century townhouse, beautifully presented and enjoying uninterrupted views across Clifton and open

aspect views across a grassed reservoir to the rear. The flexible and spacious accommodation is set across five floors, with an abundance of period features throughout including sash windows with working shutters, cornicing and picture rails.

The principal rooms are generous in proportion and benefit from a high degree of natural light. At the front elevation, a sitting room/library includes in-built storage in the alcoves and an open fireplace. Stripped wood flooring runs throughout much of this floor and leads to the rear drawing room, where a large sash window provides an open outlook over the rear courtyard garden and the reservoir beyond. This room includes a traditional fireplace with gas fire.

Stairs lead to the lower ground floor which includes the dining room and kitchen. The dining room is situated at the rear, with tiled flooring throughout and double doors open out to the enclosed courtyard garden. The well-appointed kitchen/breakfast



room has a range of wall and base units, granite worktops and space for various appliances. Beyond is a useful utility room with space for washing facilities and access to the front courtyard. Finishing the lower ground floor; a useful under-stair storage cupboard, WC, wine cellar and additional storage.

Five well-balanced and generously proportioned bedrooms are spread across the upper floors. The principal bedroom, situated on the first floor, has large sash windows with working shutters and opens onto a balcony with wrought iron balustrade. A beautiful fireplace sits perfectly on one side of the room, with marble surround and slate hearth. Further detailing includes picture rails, corning and a large ceiling rose. The luxury en-suite is sizeable and enjoys views to the rear. There is a free-standing bath, separate shower cubicle, his and hers basins and WC. This floor is completed by the adjacent dressing room.

Stairs rise to the upper floors which include a further four double bedrooms, two of which include en-suite facilities. These rooms offer flexible accommodation and can be used for a variety of needs. The top floor bedroom at the rear elevation is

currently set up as a home office, with uninterrupted views across Clifton and a spiral staircase leads to the roof terrace.

The house is approached via a tiled path to the front and steps to the front courtyard. At the rear, the enclosed courtyard garden provides optimum privacy and is a perfect place for relaxed seating and al fresco dining. A spiral staircase on the upper floor leads to a roof terrace, providing breath-taking views across Clifton and beyond – with the spires of Christchurch and Clifton Cathedral clearly visible.

Tenure

Freehold

Local Authority

Bristol City Council

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

Telephone:

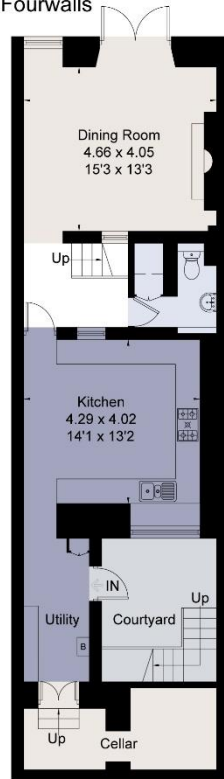
+44 (0) 117 933 5800.



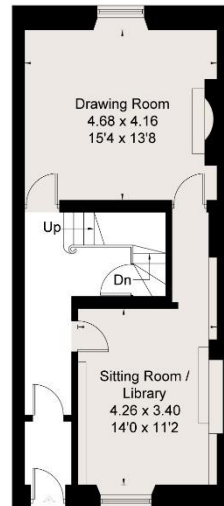


Approximate Area = 278.2 sq m / 2994 sq ft
(Including Cellar / Excluding Courtyard)
Including Limited Use Area (1.2 sq m / 13 sq ft)
For identification only. Not to scale.

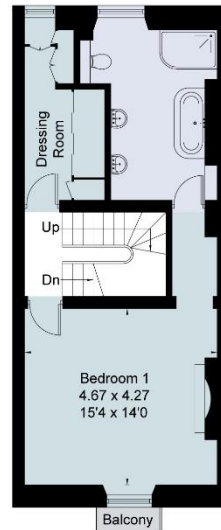
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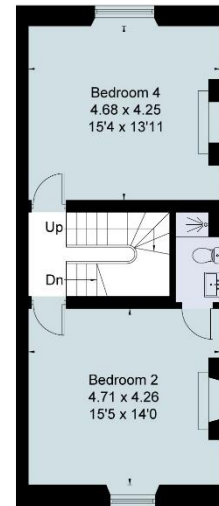
Lower Ground Floor



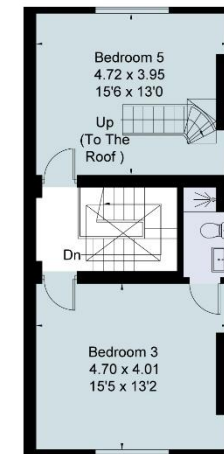
Ground Floor



First Floor



Second Floor



Third Floor

= Reduced head height below 1.5m

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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