



Beaufort House

29 Oakfield Road, Clifton, Bristol, BS8 2AT



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An exceptional detached family house on a sought-after road in the heart of Clifton; with over 5000 sq. ft of versatile accommodation, gated off-street parking and a walled private rear garden.

Stunning detached family house of circa 5300 sq. ft | Gated off-street parking with mechanical car-lift | Private walled rear garden and raised sun deck | Superb 44' "Tom Howley" fitted kitchen and dining room | Elegant sitting room, a separate snug and a cloakroom | First floor master bedroom suite, guest suite, two further double bedrooms and a family bathroom | Top floor fifth bedroom and extensive play room or home office | Exceptional lower ground floor presenting the potential for a two / three bedroom annex; currently configured as a cinema room, games room, home office, gym, kitchen and shower room | Access to local independent school and sought-after state primary schools | EPC: D

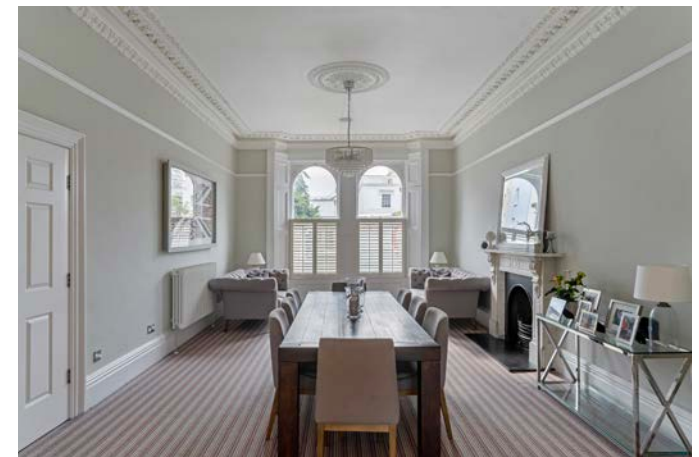
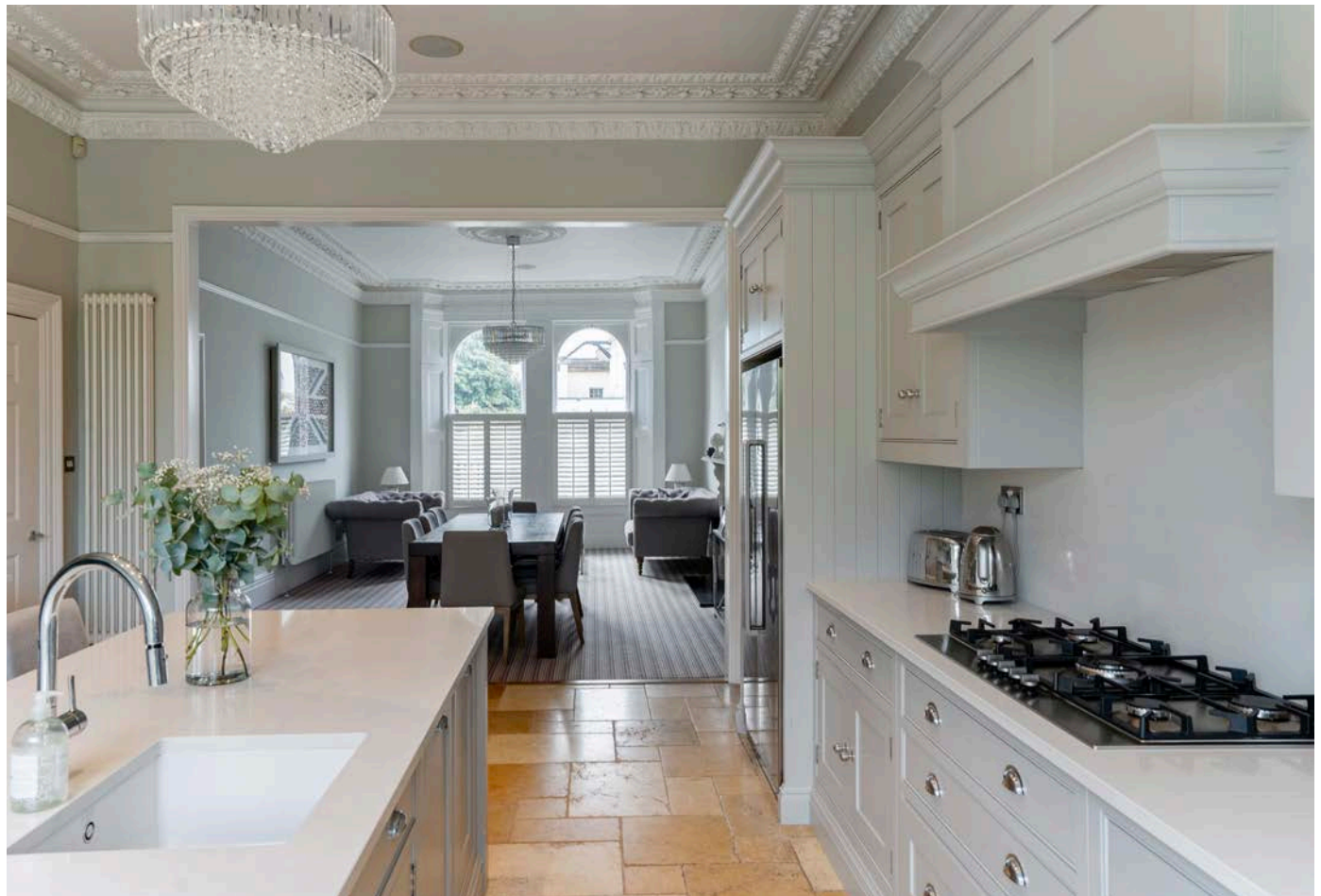
Situation

Oakfield Road is a popular residential road situated in central Clifton, with easy access to both Whiteladies Road and Clifton village. The area is immensely popular with families due to the concentration of high quality schools, including Christchurch and St. Johns Primary schools as well as leading independent schools such as Clifton College, Clifton High, BGS, QEH and Badminton School for Girls.

Clifton village itself is well known for its range of independent traders, cafés, restaurants and numerous boutique shops; whilst to the south is The Triangle, with a Waitrose express and access to Park Street with further well-known national and independent shops, bars and restaurants.

The Lido is a mere stroll away whilst Whiteladies Road provides access to Ruby & White butchers, BOSCO Pizzeria, Gails Bakery and Papadeli delicatessen with an M&S Simply Food at the end of the road.

Bristol itself is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 2.7 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 8.9 miles to the south.







For Sale Freehold

Set comfortably back from the road behind a retained stone wall, with pillared electric gates and separate pedestrian gated access, 29 Oakfield Road is a handsome Victorian detached family house on a sought-after residential road.

Bought by the current owner 18 years ago, the house has been beautifully maintained and much improved, most recently with the installation of a new Tom Howley kitchen.

Original double wooden doors open into a useful entrance porch, with a striking tessellated tiled floor perfect for kicking off shoes and boots and plenty of space for coats.

Contemporary stained-glazed doors open into the entrance hall, with the tessellated tiled floor flowing through and complimenting the richly detailed ceiling plasterwork, and central staircase with its original turned balustrade complete with an oversize sash window on the half-landing flooding the hallway with natural light.

The hall floor creates a stunning family space, dominated by the 44' full-depth open plan kitchen, flowing out into the garden to the rear and down to a fabulous family dining room to the front.

Recently fitted by Tom Howley, the kitchen is exquisite; with an oversize central island & breakfast bar and expanse of floor and wall-mounted storage. Beautifully finished with a double opening "breakfast cupboard", integrated wine fridge, dishwasher and space for an American style fridge freezer.

For avid home cooks there is a NEFF 6-ring gas hob with two wall mounted NEFF ovens as well as two NEFF microwave combi-ovens above.

The sitting room is a beautiful space, with a carved marble fire surround and working cast-iron wood-burning stove. The high ceilings are richly adorned with detailed plaster work and a central rose, with a triple sash bay-window flooding the room with light.

To the rear of the hall is a versatile play room / snug – perfect for a less formal reception space - with a separate cloakroom and a large coat cupboard accessed from the hall.

A sweeping curved balustrade staircase leads up the elegant first floor landing with a large stained glass sash window on the half-landing flooding the staircase with light. There is also access to a spare double bedroom off the half-landing overlooking the rear garden.

Across the first floor lie three further beautifully proportioned double bedrooms. The principal bedroom and guest suite each lie to the front, with their own sumptuous en-suite bath & shower rooms; with a particularly sumptuous suite leading off from the main bedroom.

A well-appointed family bathroom accessed from the first floor landing serves the remaining bedrooms; fitted with a panelled bath, walk-in "wet-room" shower, wall-mounted sink, w.c. and feature towel ladder.





Across the top floor, access via its own door, for privacy, and secondary staircase, is the fifth bedroom on the half-landing a fabulous top floor space; either a versatile sixth bedroom, home office or play room, as it is currently dressed. This has panoramic periscope windows with exceptional city views and access to an abundance of eaves storage.

The lower ground floor provides endless opportunity and a hugely versatile layout. Under the current owners tenure this has previously provided a self-contained three bedroom flat, with its own independent access from the side.

More recently this has been re-opened up to the main house presenting additional sumptuous reception space comprising a home cinema, games room, huge home-office, gym, kitchenette and newly fitted shower room. There is access out to the rear garden too onto a paved terrace, with steps up to the lawn above.

This is an incredibly flexible space with options for dependent relatives, generous guest suites, independent accommodation for long term rental (STPP) or short term Airbnb income possibilities.

Outside

Set comfortably back from the road and completely detached the house provides an expanse of gated off-street parking for several cars, as well as a hydraulic car lift – albeit this has not been recently tested – and a pedestrian gate with a path leading up to the front door and separate access from the side to the lower ground floor and rear garden.

To the rear, the walled garden is a perfect "city size" and catches much of the afternoon and evening sun, with a glazed breakfast terrace coming out from the kitchen and steps down to the garden below giving full access from the both the hall and lower ground floors.

The main lawn is completely level with room for the inevitable goal-posts, as well as a paved side terrace for al-fresco dining with the whole landscaped for maximum year 'round use and minimal maintenance.

Steps lead down to the lower ground floor where there is a further paved terrace as well as covered storage; ideal for storing outdoor furniture and BBQ's etc. when not in use.

SERVICES: All mains services connected. Gas fired central heating system. Telephone and Fibre Broadband by private arrangement. Ceiling mounted speakers to the principal rooms.

Local Authority: Bristol City Council: Tel: 0117 922 2000
Council Tax: Band H

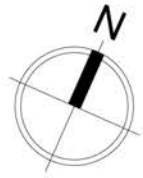
Directions: Post Code BS8 2AT

Viewing: Strictly by appointment with Rupert Oliver Property Agents

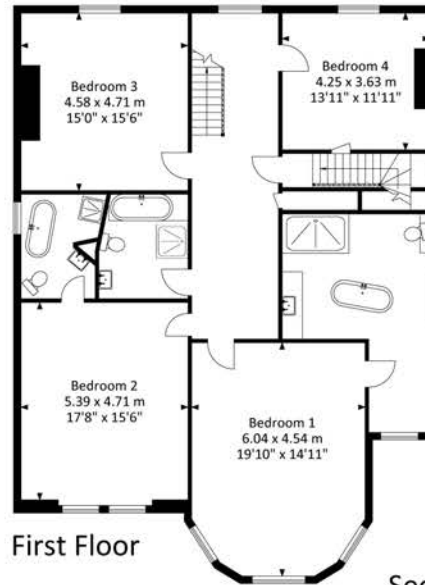


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Approx. Gross Internal Area
5305.10 Sq.Ft - 492.90 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Second Floor

