



10 ROYAL PARK

Clifton, Bristol, BS8 3AW



10 Royal Park

Clifton, Bristol, BS8 3AW

A superb Victorian five-bedroom terraced townhouse in a highly desirable location with off-street parking, front and rear gardens and no onward chain.

* SUPERB FIVE-BEDROOM FAMILY HOUSE * OFF-STREET PARKING * LANDSCAPED FRONT GARDEN AND REAR COURTYARD GARDEN * LOWER GROUND FLOOR OPEN PLAN KITCHEN AND DINING ROOM * TWO HALL FLOOR RECEPTION ROOMS PLUS A STUDY * TWO DOUBLE BEDROOM SUITES ON THE FIRST FLOOR * THREE DOUBLE BEDROOMS AND A FAMILY BATHROOM ON THE TOP FLOOR * SEPARATE SHOWER AND UTILITY ROOM * LARGE LOFT WITH POTENTIAL TO CONVERT * EPC: D

Situation

Royal Park is tucked away just to the east of Clifton village with excellent access to all that north West Bristol has to offer; with No. 10 forming a terrace of just 4 townhouses.

"The Village" is literally on the doorstep, with Victoria Square Gardens and Boyces Avenue immediately to the south west and Clifton village itself a little further along to the west.

To the east lies Whiteladies Road and to the north The Downs, some 400 acres of open public space with Leigh Woods Nature Reserve just over a mile west across the suspension bridge.

Bristol is highly regarded for its educational establishments, and the house is immediately adjacent to Christchurch Primary School. Clifton College is just up the road (with a respected nursery and Butcombe Prep School) with BGS, QEH, Badminton School for Girls and Clifton High also within easy striking distance.

Bristol is widely regarded as the "gateway to the West" and the M5 is just over 5.5 miles away, with the M32 2.2 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just over 2.7 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 7.7 miles to the south.

For Sale Freehold

10 Royal Park is a fabulous Victorian townhouse, arranged over four floors and providing comfortably over 3000 sq. ft of internal family accommodation.







Approached via a deep front garden with pillared off-street parking shallow steps lead up to the front door, with a further set of steps leading down to the lower ground floor with its own separate entrance.

A handsome wooden front door opens into a useful entrance porch, with coir carpet and plenty of space for coats and boots. Double doors with part stained glass detailing open up into the entrance hall itself, with lovely retained period cornice work and wooden stairs to the upper floors.

Across the hall floor lie two superb reception rooms, as well as a separate study / play room. The front reception room is flooded with natural light from its south-east bay window, complete with double glazed triple sash windows. A carved wooden fireplace provides a central feature, with a working coal effect gas fire below, built in TV cabinet to the recess, ceiling plaster work and a central ceiling rose.

To the rear is an almost equally well-proportioned reception room overlooking the rear garden, again complete with a charming carved wooden fireplace, a pair of double glazed sash windows and retained ceiling plasterwork.

Adjacent to this room is a useful home office / study with a double glazed sash window and a cupboard housing the hot water tank.

From the entrance hall a part-glazed pine door leads down to the lower ground floor, with a useful hallway leading from the bottom of the stairs the entrance vestibule which can be accessed separately from the front. This is great for shopping, kids, wet dogs etc to come straight into the lower ground floor from the front – complete with a small covered storage area for bikes etc.

The lower ground floor itself is almost fully open plan – with just a separate shower room (perfect after those wet walks / bike rides) complete with an enclosed shower cubicle, w.c and wash basin. This is also finished with utilities for a washing machine and dryer.

To the front of the lower ground floor is a generous dining space, with a double glazed bay window overlooking the front courtyard, and a recessed hearth – a perfect space for a wood burning stove. To the rear is a well-appointed kitchen complete with a recessed Rangemaster cooker, central island, twin Belfast sinks, an expanse of work surfaces and a range of floor and wall mounted storage cupboards. There are also double glazed French doors leading out to the rear courtyard garden.





Over the top two floors lie five versatile bedrooms; with two bedroom suites on the first floor and three bedrooms and a family bathroom above.

Across the first floor, both double bedrooms benefit from en-suite facilities; with an en-suite shower room to the front and an en-suite bathroom (with a contemporary claw & ball foot bath) to the rear. There is also a double set of built-in wardrobes to the rear bedroom, whilst the front bedroom enjoys a light-filled triple sash bay window and an attractive outlook towards Kensington Place.

Across the top floor are two further generous double bedrooms - each with a striped wooden floor and period cast iron fireplace; with a smaller third bedroom providing a perfect nursery / extra study space if required.

These bedrooms share a well-appointed family shower room with an oversize walk-in shower cubicle, low level w.c., wash basin and an opaque double-glazed sash window.

Like the rest of the house, all of the sash windows in the bedrooms and bath / shower rooms are double-glazed.

Accessed from the landing (via a hatch and ladder) is a sumptuous loft space which, subject to consent, could be converted to provide further accommodation.

Outside

To the front of the house is pillared off-street parking for one to two cars, with a wooden fence and pedestrian gate leading up to the front path. The front garden itself is sensitively landscaped and catches much of the day's sun, with stairs leading down to the lower ground floor.

To the rear is a decked wooden terrace accessed from the kitchen via a paved courtyard, as well as pedestrian access from a secured lane ("residents only access") accessed from the side of Royal Park.

Services

Mains water, electricity, gas and drains.

Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax Band: D

Directions: BS8 3AW



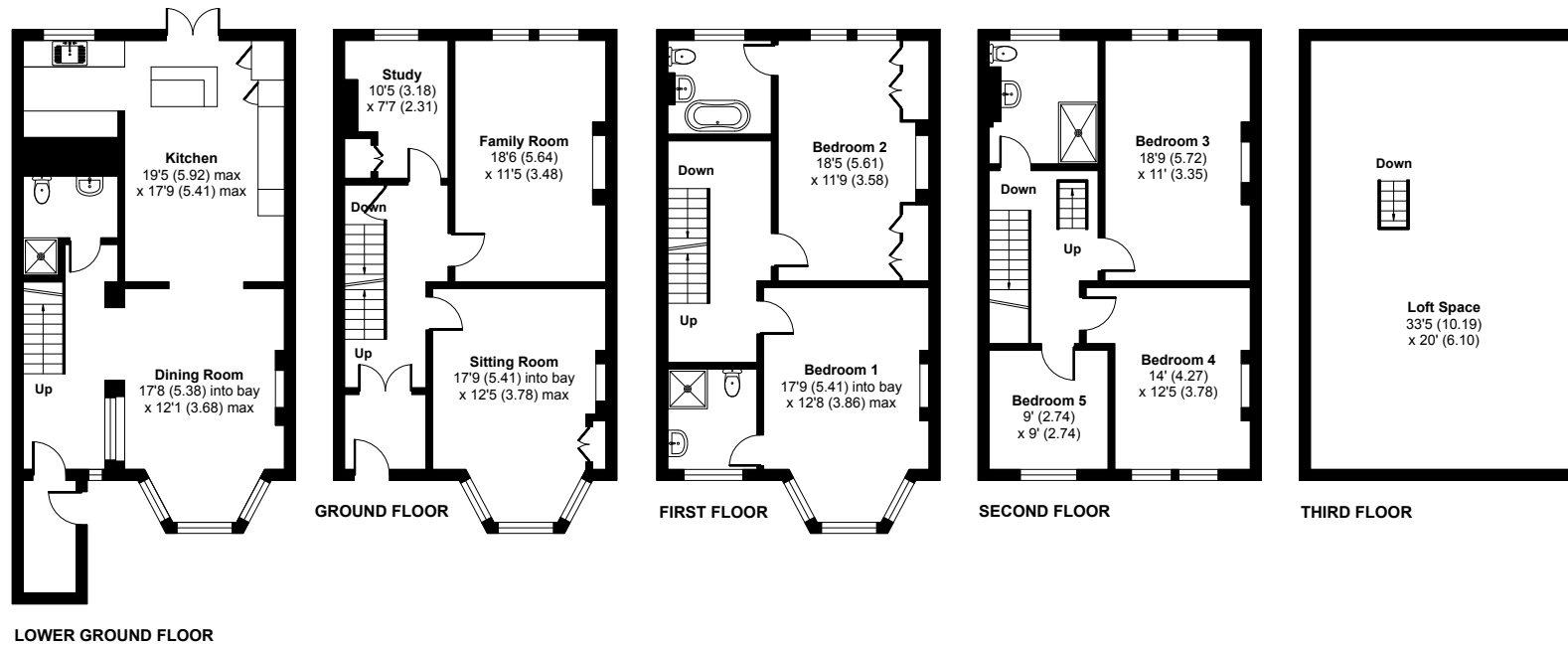
Royal Park, Clifton, Bristol, BS8

House = 2681 sq ft / 249 sq m

Loft = 640 sq ft / 59.4 sq m

Total = 3321 sq ft / 308.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rupert Oliver Property Agents. REF: 935119



0117 452 3555
 home@rupertoliver.co.uk
 14 Waterloo Street, Clifton, Bristol BS8 4BT
 rupertoliver.co.uk



IMPORTANT NOTICE Rupert Oliver Limited gives no notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Rupert Oliver Limited does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Rupert Oliver Limited does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact Rupert Oliver Limited and we will try to have the information checked for you.