



TOP FLOOR FLAT

3 College Fields, Clifton, Bristol, BS8 3HP



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A beautifully proportioned three-bedroom apartment on one of Clifton's most sought-after roads with fabulous views, covered parking and a gated driveway.

A BEAUTIFULLY PROPORTIONED TOP FLOOR PERIOD APARTMENT * THREE DOUBLE BEDROOMS WITH TWO BATH / SHOWER ROOMS * TOP OF THE RANGE PORCELANOSA FITTINGS IN THE KITCHEN AND BATHROOMS * OPEN PLAN KITCHEN, DINING AND SITTING ROOM * SENSITIVELY REFURBISHED AND IMPROVED BY THE CURRENT OWNERS * GATED DRIVEWAY AND A COVERED CAR PARKING SPACE * SUPERB VIEWS OVER CLIFTON COLLEGE PLAYING FIELDS AND BEYOND * EASILY ACCESSIBLE TO CLIFTON VILLAGE * EXTENSIVE FITTED STORAGE * EPC: D

Situation

College Fields is a highly sought-after residential road conveniently situated between Clifton village and The Downs; with wonderful views across Clifton College playing fields.

Within easy striking distance are numerous cafés, restaurants, shops and bars in nearby Clifton village; whilst Whiteladies Road is just under a mile to the east and The Downs a third of a mile to the west.

Locally there is excellent schooling; with Clifton College (nursery, prep and seniors schools) 0.1 miles away, Christchurch Primary School 0.4 miles and St. Johns Primary 0.9 miles. Within a mile also are Clifton High School, Bristol Grammar School and QEH School.

Bristol is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2.7 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just under 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 8 miles to the south.

For Sale Leasehold

College Fields is a highly sought-after residential road in the heart of Clifton, a moment away from Clifton village and The Downs. The road is mostly filled with sumptuous semi-detached and detached family houses, with just No.s 1a & 3 being converted into flats.

No 3 has just three flats, with the top floor flat enjoying the very best views as well as vehicular access to the gated driveway and a single covered off-street parking bay.







Over the past few years the current owners have sensitively yet comprehensively refurbished and reorganised the property; opening up the kitchen, dining and sitting room to maximise both the space and the views, whilst also reconfiguring the bedrooms space and bathrooms.

Throughout all of this they have used the very best materials; including Porcelanosa for both the bath / shower rooms and the kitchen.

On entering the property, an electric gate opens onto a tarmac drive leading down to the side of the house, with a single covered car space reserved for the top floor flat along with additional visitor parking.

The house itself is accessed from the side with a communal front door opening into a sizeable communal hallway. A wide staircase leads up to the first floor landing with the top floor flat having private access from here.

Stairs lead up to the top floor, with the generous hallway beautifully lit by natural light from a rear sash window and giving access to all of the principal rooms.

Across the full depth of the property, with the best views in the apartment, runs the superb open plan kitchen, dining room and sitting room. The current owners have opened up the space to create a truly sociable family room taking in the exquisite views over Clifton College's playing fields and across to The Downs beyond.

The kitchen itself is beautifully finished; installed and made by Porcelanosa with an expanse of stylish Silestone worktops and plenty of floor and wall mounted storage cupboards. There is a full height integrated fridge and freezer as well as an integrated induction hob, wall-mounted oven and a microwave-combi, as well as an integrated dishwasher and a washing machine.

Through-out the whole space is a contemporary stripped wooden floor, seamlessly blending in the large dining and reception space leading up to the twin sash windows taking in the views. In addition, there is a handsome carved wooden fireplace with a coal effect gas-fire below and a generous ceiling height above.

Also to the front of the property is an incredibly generous master bedroom with twin sash windows taking in the superb views. The owners have fitted extensive storage and created a beautifully appointed en-suite shower room, finished throughout with Porcelanosa tiles, an enclosed shower, w.c, wash basin, heated towel ladder and a Velux window.





To the rear of the property lie two further double bedrooms, both with fitted wardrobes and both with oblique views across to The Close at Clifton College. Bedroom three is currently dressed as a useful home office / study.

These bedrooms share a well-appointed family bathroom, also extensively fitted with Porcelanosa fittings including a panelled bath with shower attachment, w.c, wash basin and a heated towel ladder.

Outside

3 College Fields is approached via a pair of double electric gates with a tarmac drive leading down to a covered car port beyond. The top floor flat has an allocated single bay.

In addition there is on-street Clifton Village permit parking with additional visitor permits available from Bristol City Council.

Services

Mains water, electricity and drains. Gas central heating system. Telephone and Fibre Broadband by private arrangement.

Local Authority

Bristol City Council: 0117 922 2000.

Council Tax Band: D

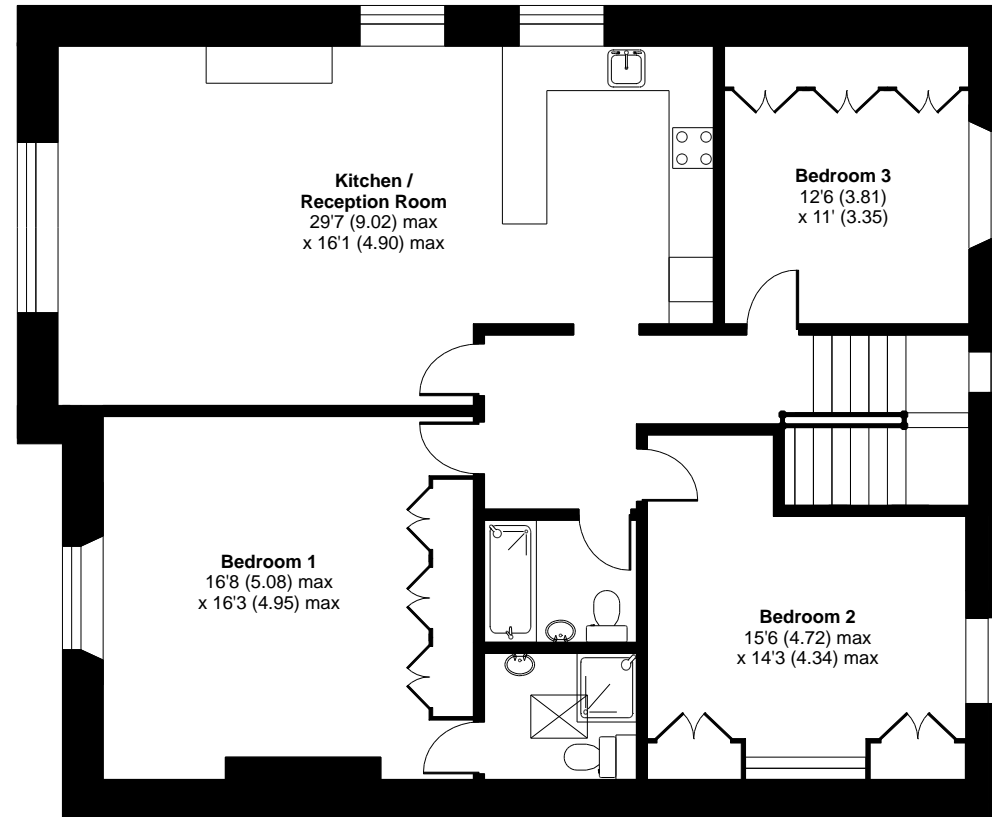
Directions: Postcode: BS8 3HP



College Fields, Clifton, Bristol, BS8

Total = 1340 sq ft / 124.5 sq m

For identification only - Not to scale



SECOND FLOOR



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: 956251