



55 HAMPTON PARK
Redland, Bristol, BS6 6LQ



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A truly stunning period townhouse beautifully refurbished and extended by the current owners to create a unique family home, in a quiet and sought-after location.

EXCEPTIONAL 4-BEDROOM PERIOD FAMILY HOME * CIRCA 2950 SQ. FT OF INTERNAL ACCOMMODATION * CLOSE PROXIMITY TO ST. JOHN'S PRIMARY SCHOOL * OFF-STREET PARKING SPACE * DELIGHTFUL SOUTH WEST FACING FULLY ENCLOSED WALLED GARDEN * EXQUISITE 33' BULTHAUP KITCHEN, DINING AND FAMILY ROOM * TWO CHARMING RECEPTION ROOMS * BAR AREA * FOUR DOUBLE BEDROOMS AND THREE BATH / SHOWER ROOMS * UTILITY ROOM, CLOAKROOM AND A SEPARATE STORE ROOM * EPC: D

Situation

Hampton Park is a sought-after quiet residential road in the heart of Redland; with access to superb local amenities. To the south is the much loved Cotham Hill, now mostly pedestrianised, with its range of independent shops, grocers, wine merchants, bars and restaurants including Bravas and Pasta Loco. Nearby on Whiteladies Road is a large Sainsbury supermarket, the popular Everyman Cinema and Bosco Pizzeria whilst Chandos Road provides further fine dining with Snobby's bar and Wilsons restaurant.

Bristol is highly regarded for its educational establishments, and the house is close to St. Johns Primary School (0.4 miles). Clifton College is just 0.9 miles (with a respected nursery and Butcombe Prep School) with BGS, QEH and Clifton High School all within a mile.

Bristol is widely regarded as the "gateway to the West" and the M5 is 4.5 miles away, with the M32 1.6 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is 2.6 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 9 miles to the south west.

For Sale Freehold

55 Hampton Park is quite simply a stunning family house. Over the past 10 years the owners have thoughtfully and creatively extended, refurbished and restored this superb townhouse to present exceptional family accommodation.

Situated at the end of a terrace of just five houses, the house is approached via off-street parking and a welcoming original wooden front door.







Once inside, the extent and creativity of the house is immediately obvious; with a beautifully crafted entrance hall leading towards the bespoke rear staircase stepping down to the lower ground floor and, to the right, access into the inner hallway, stairwell and boot cupboard.

To achieve this, the owners have sensitively extended to the rear side of the house, creating a new double height stairwell to the lower ground floor; significantly improving both the flow of the house and its available floor space.

Across the lower ground floor runs a sensational 36' family kitchen, dining room and snug, with natural light flooding in via full-width bi-folding doors opening into the garden and dominated by the fabulous Bulthaup kitchen. Custom designed and finished to the very highest standard, complete with an oversize central island and state of the art fixtures and fittings.

To the rear of the room is a charming family snug complete with a wood burning stove and French doors to the front; whilst there is also access to a generous store / wine room along with a separate utility and cloakroom.

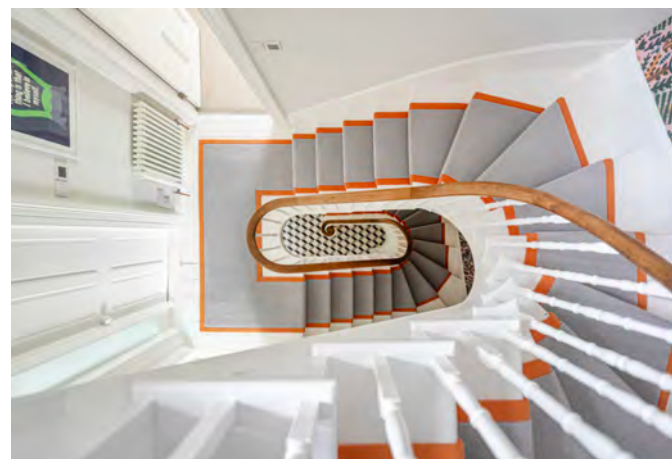
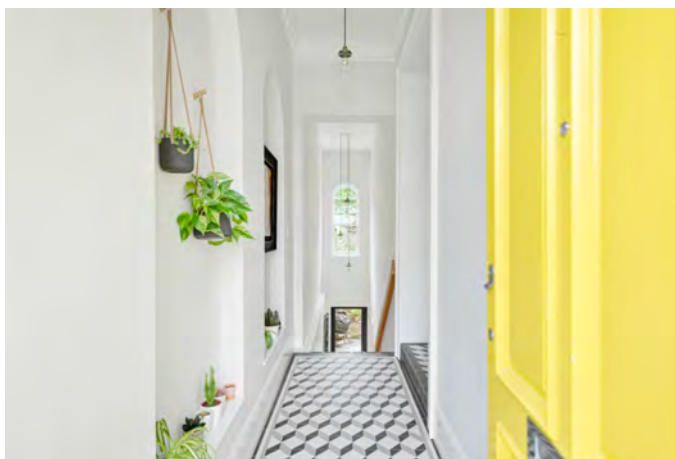
The whole space is finished with underfloor heating and a hard-wearing herringbone parquet wooden floor.

Across the hall floor lie two beautifully reception rooms, sensitively blending the retained period features of the property with its distinctive contemporary finish. To the front, bespoke shutters have been replaced to cover the attractive bay window whilst an inviting wet bar built-in to the original Butler's pantry provides quick access between the two rooms.

The rear reception room overlooks the garden from its large sash window, with both rooms enjoying refurbished stripped wooden floors, period fire surrounds, a working coal effect gas fire to the rear and an open hearth to the front, along with attractive original cornice work and central ceiling roses.

Upstairs, accessed via a handsome turned balustrade staircase lie two floors of further accommodation with four superb double bedrooms and three bath / shower rooms between them.

Across the first floor, a unique benefit to the slim side-return is to give the master bedroom, situated to the rear, the benefit of the full width of the house creating a dramatic bedroom space, whilst still providing access for a beautifully appointed en-suite shower room; complete with a Japanese deep soaking tub, walk-in shower cubicle and vanity basin along with an electric Velux window, opaque sash window, heated towel ladder and underfloor heating.





The master bedroom further benefits from lovely views over the garden and a deep recessed walk-in wardrobe.

To the front is an equally wide guest bedroom with the benefit of a triple sash bay window and bespoke working shutters.

Accessed from the landing is a beautifully appointed shower room, also benefitting from an electric Velux window, underfloor heating, heated towel ladder and an opaque sash window.

Upstairs, across the top floor, lie two further double bedrooms. To the rear is a charming double bedroom with twin sash windows overlooking the garden, with a recessed cupboard providing access to the property's boiler and heating system.

To the front is another impressive full-width bedroom, again with twin sash windows and access to a recessed wardrobe.

These bedrooms share a stylish family bathroom with decorative floor tiling, contemporary metro tiling to the walls, a panelled bath with a thermostatic shower above, w.c and wash basin as well as a working sash window and heated towel ladder.

Outside

To the rear the house enjoys a deep and deceptively private fully walled south-west facing garden, catching much of the days sun.

Promoting the "inside / outside" lifestyle beautifully bi-folding doors open out from the kitchen / dining area and a deep fully paved dining terrace. A perfect spot for al fresco dining and a BBQ.

A set of shallow steps lead up to lovely level lawn with mature borders, and beyond to a raised paved terrace, complete with a stone built garden store. Subject to any required consents, this could be repurposed as a home office / gym or studio room.

To the front is a paved driveway providing off-street parking, as well as an attractive violet tree and a discrete lock-box for bikes.

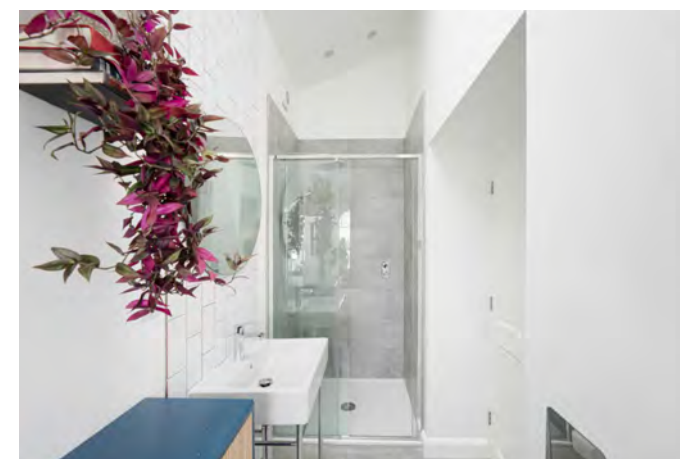
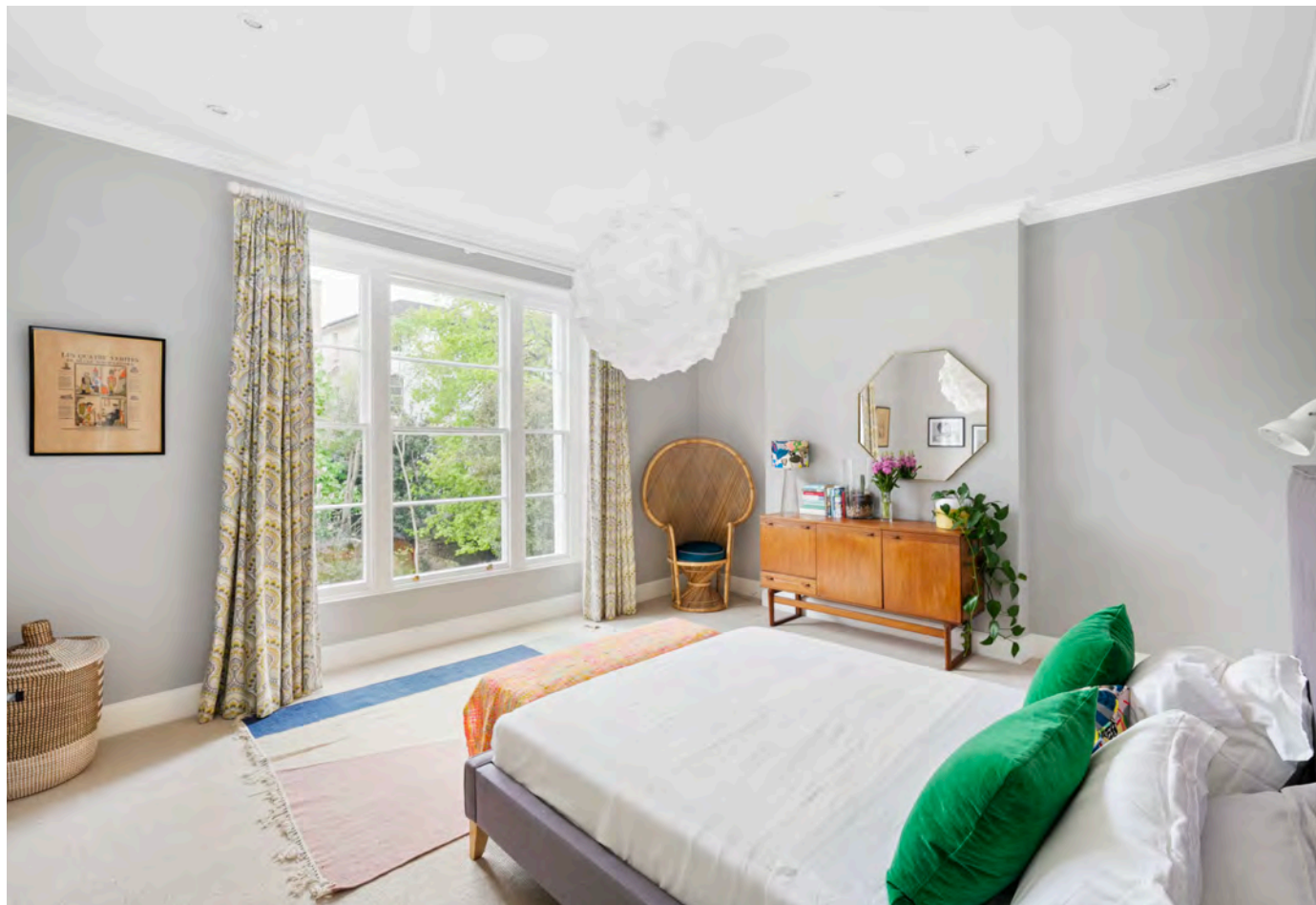
Services

Gas central heating. Mains water, electricity and drains.

Local Authority

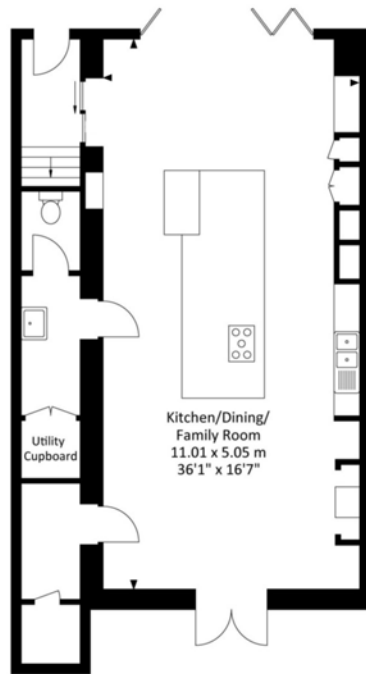
Bristol City Council: Tel: 0117 922 2000. Council Tax Band: F

Directions: Postcode: BS6 6LQ

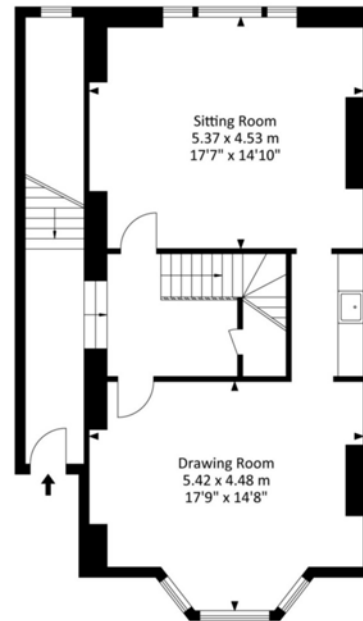


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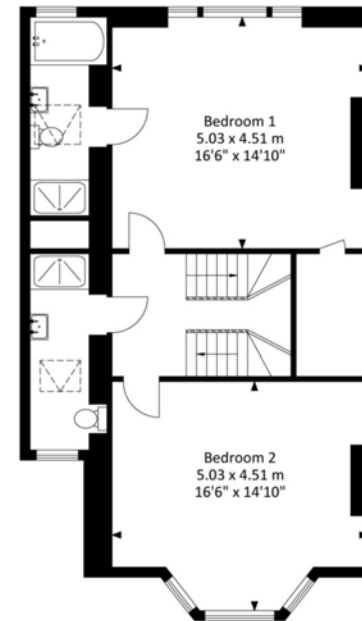
Approx. Gross Internal Area
2933.10 Sq.Ft - 272.50 Sq.M



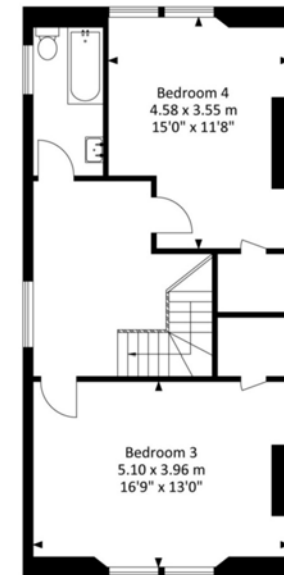
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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.