



15 LANSDOWN ROAD
Redland, Bristol, BS6 6NR

 **RUPERT
OLIVER**
property agents



15 Lansdown Road

Redland, Bristol, BS6 6NR

A beautifully presented four-bedroom Victorian home nestled in the heart of Redland with an extended kitchen and courtyard garden.

* STUNNING VICTORIAN HOME * EXTENDED KITCHEN/DINING SPACE * COURTYARD GARDEN * 4 BEDROOMS / 2 BATHROOMS * BESPOKE TOM HOWLEY KITCHEN * SPACIOUS AND LIGHT-FILLED, PERFECT FOR GROWING FAMILIES * HOME OFFICE SPACE * CHARACTERFUL WITH ORIGINAL FEATURES * SITUATED A MOMENT'S WALK FROM CHANDOS ROAD

Situation

Situated in the vibrant community of Redland, Lansdown Road is perfectly positioned to enjoy the best of Bristol living.

The property is moments away from the much-celebrated independent shops, cafes, and restaurants of Chandos Road. Gloucester Road and Whiteladies Road are also easily accessible and both offer a wide range of amenities.

The area is also known for its proximity to beautiful green spaces such as Lovers Walk which is 0.3 miles to the south and The Downs with its circa 440 acres of open green parkland located 0.8 miles to the north.

Within a few miles are many of Bristol's leading independent schools, including Clifton College and Butcombe Prep, Badminton School for Girls, Bristol Grammar School, Cotham School, Clifton High School, Colston's Girls' School, and QEH, to name but a few. Several leading independent day nurseries are also nearby.

The area boasts excellent infrastructure, with easy access to the city centre via St. Michael's Hill and the M32 just 1.5 miles away. Redland Train Station is only 0.3 miles from the property, offering connections to Temple Meads and Parkway, and from there direct services to London and the national rail network.

For Sale: Freehold

15 Lansdown Road is a well-presented four-bedroom family home arranged over three floors and in the heart of Bristol's highly sought-after BS6 postcode.







This stunning property seamlessly blends period charm with modern living, making it the perfect family home.

Accessed via a gated front garden, a hallway with period arch detailing and flagstone flooring provides access to the principal ground floor accommodation which includes a reception room, extended kitchen/dining room and courtyard garden. The reception room features a triple-aspect bay window with full-height fitted plantation shutters, an original fireplace with tile surround and a useful storage cupboard.

Of particular note is the kitchen and dining room which is located at the rear and extended in recent years to create a sizeable and open-plan space, perfect for day-to-day family life and entertaining.

The bespoke handmade 'Tom Howley' kitchen complements the extended space wonderfully. The design is contemporary and very well-appointed including extensive storage with a selection of wall and floor-mounted cupboards and drawers, a walk-in pantry, a breakfast cupboard, and a sizable kitchen island.

For those who enjoy cooking, the kitchen is very well equipped with plenty of worktop space, an Aga, gas hob, electric oven, dishwasher, integrated microwave and a dual Belfast sink.

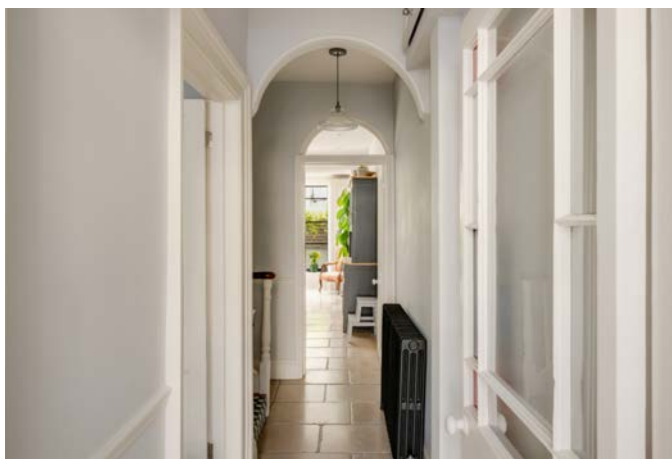
To the rear, wall-to-wall Crittall-style windows and doors provide direct access and views of the courtyard garden which is perfect for a morning coffee or al fresco dining.

An original carpeted staircase leads up to the first-floor accommodation which currently consists of a generous double bedroom with wardrobe storage cupboard, a fully tiled shower room and W.C. and an additional double bedroom which is being used presently as a second reception room.

On the top (third) floor, a large skylight illuminates the stairwell and top-floor landing area. To the right is the principal bedroom which is located at the front of the property and features painted floorboards, two large sash windows, a feature fireplace and a selection of bespoke hand-crafted wardrobe and cabinet storage.

Across the hall is a further double bedroom and a separate fully tiled family bathroom. The bathroom features metro tiling, an integrated panelled bath with an overhead shower, sink, heated towel rail and W.C.

Outside





The property has an east-facing courtyard garden which captures much of the morning and early afternoon sun.

The courtyard is accessed directly from large Crittall doors from the kitchen and is certainly the perfect space for those who like to entertain or sit out with a morning coffee or evening sundowner.

The property is a short walk away from Cotham Gardens and Lovers Walk and the circa 440 acres of The Downs.

Permit parking is available under a 'CN' permit which is arranged with the local authority.

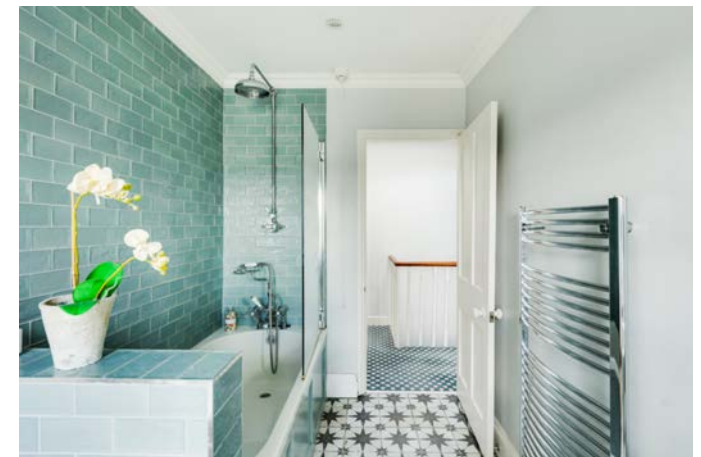
Services

Gas central heating. Mains water, electricity and drains.
Broadband and telephone subject to contract with supplier.

Local Authority

Bristol City Council: 0117 922 2000
Council Tax Band: D

Directions: Postcode 0117 922 2000
BS6 6NR



Lansdown Road, Redland, Bristol BS6 6NR

Approx. Gross Internal Area
1562.0 Sq.Ft - 145.10 Sq.M

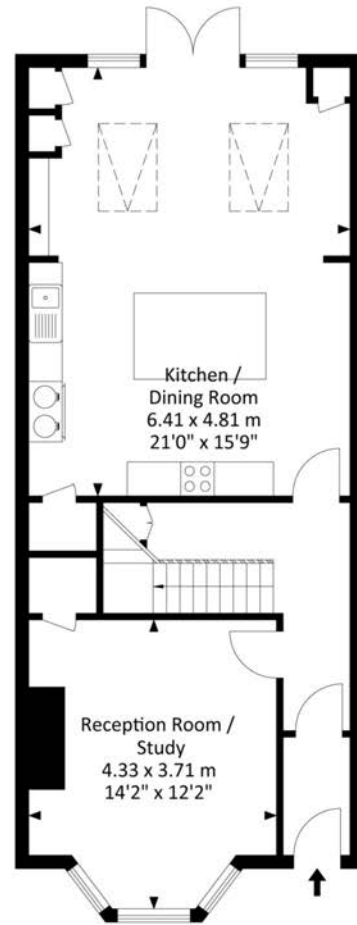


Rupert Oliver
rupert@rupertoliver.co.uk
0117 452 3555
07780 905 200

14 Waterloo Street,
Clifton, Bristol,
BS8 4BT
rupertoliver.co.uk



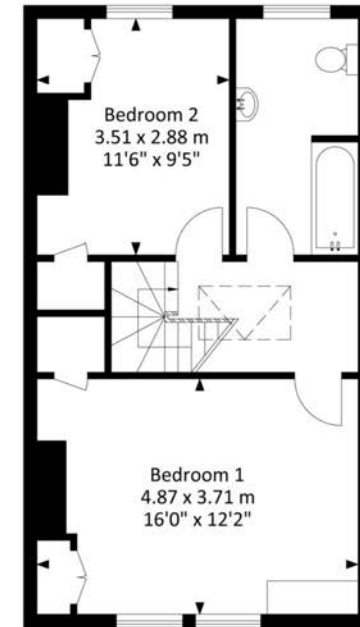
clear and effective property sales



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.



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.