



Jubilee House

114 Pembroke Road, Clifton, Bristol, BS8 3EW



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A stunning circa 5400 sq. ft semi-detached family home of exceptional proportions; with versatile accommodation across four floors, gated off-street parking and a walled rear garden complete with outdoor kitchen.

Elegant circa 5400 sq. ft semi-detached family house | Gated off-street parking for three to five vehicles | Walled rear lawn garden with an outdoor kitchen | Stunning 42' full depth kitchen, dining and family room | Sitting room with bay window and wood burning stove | Full-width master bedroom suite with dressing room and en-suite bathroom | Home office (bedroom six) and a separate family bathroom | Four further top floor double bedrooms with further bath / shower rooms (on en -suite) | Extensive lower ground floor footprint and potential for a large self-contained flat (STC) | EPC: D

Situation

Pembroke Road sits centrally to the very best Clifton has to offer, running between The Triangle and The Downs. Within less than one mile lie several of the area's leading private schools (Clifton College, Clifton High School, BGS and QEH) along with The Mall (Clifton Village) for shopping, the Lido Spa, the RWA and The Clifton Triangle.

Access to open countryside is within circa a mile just over the Brunel's Suspension Bridge, with acres of woodland walks in Leigh Woods, Ashton Court and 400 acres or so of The Downs just to the north.

Bristol Airport is under 8 miles away and Bristol Temple Meads Train Station 2.7 miles away providing convenient access to London by train and by car (M32: 2.6 miles), and mainland Europe by air.

For Sale Freehold

Jubilee House is a stunning semi-detached family house in the heart of Clifton, enviably close to all that the local area has to offer.

Arranged over four floors the house presents an exceptional amount of floor space, coupled with elegant, high ceiling heights and abundance of natural light.







Approached from the road, a pair of double electric gates gives access to generous off-street parking; with three cars able to park side by side and further two or three to "block in" if needed, allowing some five cars to park off the road.

A secure side gate leads directly to the rear garden, perfect for parties or family days when access through the main house isn't required.

Access to the house itself is from the side, with a set of stone steps leading up to a charming, covered porch, complete with ornate stained-glass detailing and a convenient space for storing boots and umbrellas.

Double doors lead into the main house, with a useful entrance lobby complete with coir matt and coat hooks, double doors leading into the stunning entrance hall.

Undoubtedly a significant feature of the house, the entrance hall is double height, with a feature central staircase leading up to a galleried landing above; lit by two oversize sash windows on the half-landing. The perfect space for a stand-out Christmas tree!

The whole of the hall floor enjoys the comfort of underfloor heating (with traditional radiators across the remaining floors) and exceptional ceiling heights add to the sense of space.

Running full depth from the charming bay window and breakfast nook overlooking the garden, down to the oversize sash windows at the front of the house, is a fabulous 42' open plan kitchen, dining room and family snug. AN exceptionally sociable space and ideal for families to decamp to other school, as well as to throw open for drinks and diner parties.

The kitchen itself is beautifully appointed, with a large central island, double-fronted breakfast / larder cupboard, recessed "Sub-Zero" fridge & freezer and a feature induction hob with pop up on demand extractor hood.

To the side is a sizeable separate sitting room, with ornate ceiling plasterwork, a light-filled south & west facing dual aspect and a wood-burning cast iron stove.

From the hall floor, there is access to a well-appointed cloakroom (with further storage and access to the boiler & hot tank) as well as stairs leading to the lower ground floor, and easy access out into the garden.

Upstairs the first floor currently comprises a principal bedroom suite; with a superb full-width master bedroom across the front elevation opening into a luxury en-suite bathroom and fitted dressing room beyond.

To the rear the second bed is dressed as the owner's home-office; but with a superb shower room located across the landing could equally work a sixth / guest bedroom.





Also off the landing, is a conveniently located utility and linen room; an incredibly sensible location for a working family's laundry needs.

A secondary staircase leads up to the top (second) floor and perfect space for kids of all ages and size, with four roughly equally proportioned bedrooms situated in each corner of the house; one served by a private en-suite shower room and the remaining three sharing a well-appointed family bathroom.

Across the lower ground floor is an exceptionally versatile suite of rooms with the benefit of its own entrance from the side of the house. Subject to any necessary consents this could easily and simply convert into a self-contained apartment.

At present however it presents a perfect "fun space" for the current family; high ceilings and lots of natural light provide it with a gym, music / cinema room and family / games room. There is a separate w.c, kitchenette / second utility room and lots of additional storage.

Outside

Jubilee House presents the perfect package for outdoor space, with a gated driveway providing off-street parking for at least three vehicles unencumbered and several more if "blocked-in". A rarity in central Clifton.

The rear garden can be accessed in numerous ways; directly via a secure side gate from the driveway, from the hall-floor half-landing and from the lower ground floor providing ease of access for family and friends alike.

The rear garden itself is deceptively spacious and catches much of the day's sun, with an immense sense of privacy provided by high stone boundary walls and mature plantings.

Mostly laid to lawn it provides the "football pitch" needs for active kids, with a paved dining terrace positioned to catch the late afternoon and evening sun, finished with built-in BBQ and pizza oven.

Outdoor lighting sets the right atmosphere to eat and entertain late into the night; whilst those with green-fingers can add to the already established planted borders

SERVICES: Mains water, electricity, gas and drains. Gas central heating system. Ultrafast broadband available.

Local Authority:

Bristol City Council: Tel: 0117 922 2000 | Council Tax: Band H

Directions: Post Code BS8 3EW

Viewing: Strictly by appointment with Rupert Oliver Property Agents



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Approx. Gross Internal Area
5450.80 Sq.Ft - 506.40 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.



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