



**22 Duchess Road**  
Clifton, Bristol BS8 2LA





## 22 Duchess Road

Clifton, Bristol BS8 2LA

**A superb semi-detached four-bedroom family house on a quiet and sought-after road overlooking Clifton Lawn Tennis Club; complete with a walled rear garden, outdoor kitchen and off-street parking.**

Stylish semi-detached family house in the heart of Clifton  
Off-street parking for two cars | Walled rear garden with a built-in outdoor kitchen | Stunning open-plan kitchen and dining room | Family sitting room | Garden Room | Cinema & play room | Master bedroom suite with en-suite shower and dressing room | Three further double bedrooms | Two further bath / shower rooms (one en-suite) | Utility room and additional storerooms | Directly opposite Clifton Lawn Tennis Club | No onward chain | EPC: E

### Situation

Duchess Road is a peaceful and highly sought-after residential street, known locally for its elegant Victorian townhouses and quiet location. Ideally positioned between Pembroke Road and Whiteladies Road, it offers a perfect blend of tranquillity and convenience.

A short stroll away are numerous cafés, restaurants, boutique shops, the Everyman Cinema, the historic Lido, Sainsbury's, M&S, and Clifton Lawn Tennis Club (located immediately opposite the house).

Further along Whiteladies Road, The Downs, a 400-acre public open space, provides a green retreat, while Clifton Village, just under a mile to the west, boasts boutique bars, restaurants, and independent shops, alongside The Ivy Brasserie and a "Hotel du Vin".

Families will value proximity to excellent schools, including St. John's Primary (500m) and prestigious independents such as Clifton College (0.2 miles), Butcombe Prep, Bristol Grammar (0.9 miles), Clifton High (0.5 miles), and QEH (1 mile).

Bristol, the "gateway to the West," benefits from outstanding transport links. The M5 is under 5 miles away, and the M32 just 2.5 miles. Bristol Temple Meads (3 miles) offers regular trains to London (1 hr 20 mins), and Bristol Airport (8.4 miles) connects to Europe and beyond. Clifton Down station is only 0.3 miles away.







## For Sale Freehold

Nestled quietly on one of Clifton's most sought-after roads, No. 22 is a handsome semi-detached Victorian townhouse, with elegant two storey bays (to the front) and three storey bays to the rear, off-street parking for several cars and a charming rear walled garden.

Inside, the house is bathed in natural light, with oversized sash windows on the ground floor and retained period features throughout.

From the flagstone-paved front drive, a path leads up to the front door, opening into a newly created boot room and entrance lobby, with direct access to the rear and out into the garden.

This has created a useful space for boots / coats and children's paraphernalia whilst also serving as a direct route to the garden when access to the house isn't required.

With a pitched glazed ceiling and tiled floor, it is the perfect entrance space for a hard-working family house.

From here, original part-glazed stained-glass doors open into the welcoming central entrance hall, with stripped wooden flooring spreading across much of the ground floor reception space, high ceilings and retained period cornice work.

To the front lies a stunning full-width open-plan kitchen and dining room, flooded with light from the oversized triple sash bay window, complete with bespoke New England fitted shutters.

With high ceilings and a charming recessed cast-iron wood burning stove, it is a fabulous family space; the kitchen separated by a granite topped peninsular island creating a sociable environment from morning through 'till night.

The kitchen itself benefits from extensive floor and wall-mounted storage, a feature NEFF stainless steel range cooker, sink with instant boiling water & filtered drinking water taps along with an integrated full height fridge and a dishwasher.

On the opposite side of the hall is the beautifully proportioned sitting room, with its high ceiling and plasterwork and triple sash bay window overlooking the garden.

From the entrance hall an ornate arch leads through, via shallow steps, to the rear garden room; a versatile space spilling out into the garden via double-glazed French doors.

From here there is access too to the lower ground floor; with a generous fully fitted utility room, two extremely useful storerooms and a superb cinema room, complete with integrated surround sound speakers.

Adjacent to the central staircase leading up to the first floor, is a well-appointed ground floor cloakroom; with a w.c., wash basin and heated towel ladder.

Light spills down onto the staircase from an oversized Velux window, with access from the half-landing to a useful third bedroom, which can equally double as a home office / spare room as needs dictate.





Across the first floor lie two further bedroom suites and the family bathroom, with the fourth bedroom located on the half-landing above.

Bedroom one is particularly impressive, covering the full width of the front of the house with a delightful bay window and views over the tennis courts opposite, a walk-in dressing room and beautifully appointed en-suite shower room complete with an oversize walk-in shower, w.c, vanity basin and heated towel ladder.

To the rear bedroom two also boasts a bay window with views over the garden, and access to an en-suite shower room with an enclosed shower, w.c, wash basin and heated towel ladder.

The family bathroom serves bedrooms three & four and is fitted with an elegant cast-iron standalone slipper bath along with an oversize walk-in shower, w.c, vanity basin, feature radiator with a towel rail and a sash window.

Bedroom four is a lovely guest or children's bedroom, with its own door leading to a set of stairs and into a charming cosy, private bedroom space set back at the rear of the house with views over the garden below.

## Outside

The private rear walled garden is a fabulous family space; recently landscaped to provide year 'round use to be enjoyed by families of all ages and size.

Accessed either from the garden room within the house, or directly from the entrance lobby, an expanse of paved terrace leads away from the house creating an ideal space for al-fresco dining and lounging, with a fitted outdoor kitchen complete with a pitched and glazed ceiling canopy above.

This is finished with electrics serving a hanging pendant-light and two heaters; perfect for dining late into the evening.

Below is a level artificial lawn for use come rain or shine, protected by high stone walls and a mature border planted with various shrubs and ferns and two mature bay trees.

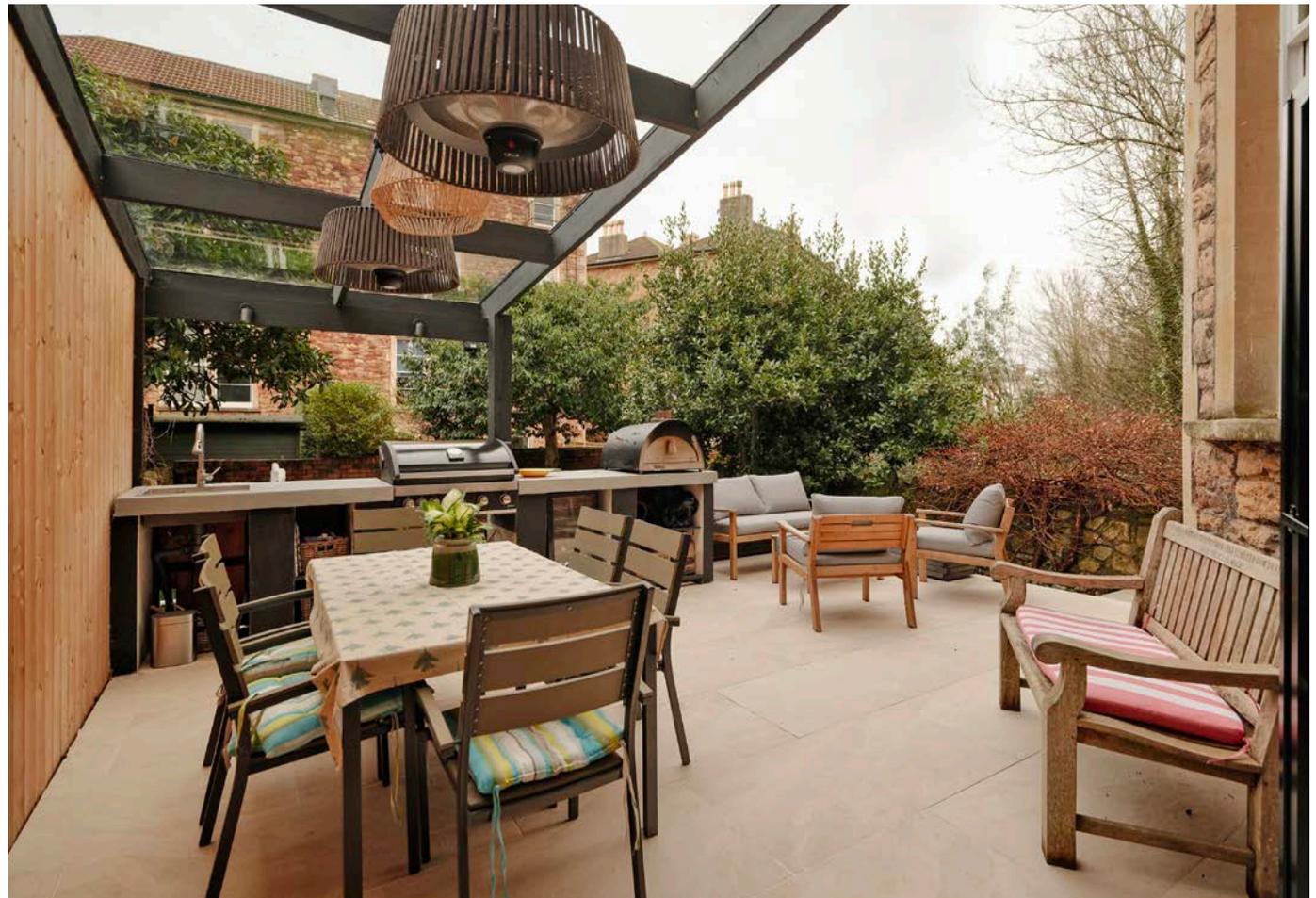
To the front is paved off-street parking for two cars with an EV charge point, and additional resident & visitor permits by arrangement with Bristol City Council (resident permits paid for via an annual fee with a number of free & additional paid for visitor permits available too).

**SerVices:** Mains water, electricity, gas, and drainage. Gas central heating system.

**Local Authority:** Bristol City Council: Tel: 0117 922 2000  
Council Tax: Band G

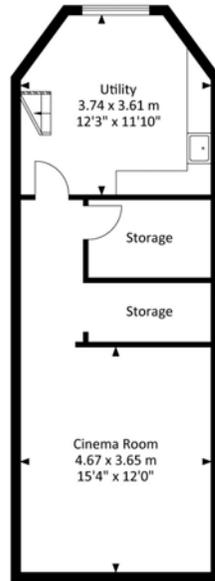
**Directions:** Post Code BS8 2LA

**Viewing:** Strictly by appointment with Rupert Oliver Property Agents

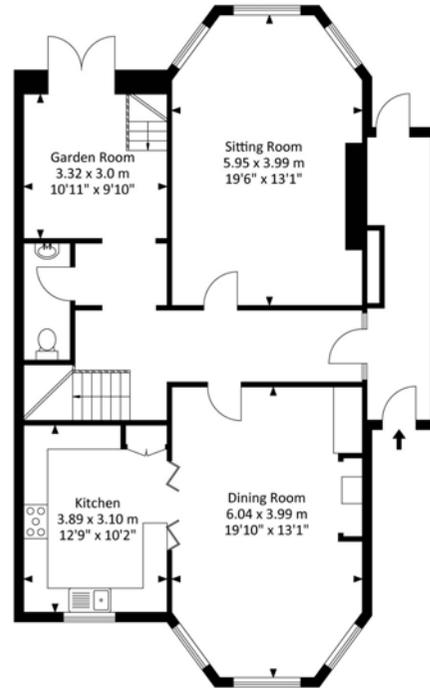


# Duchess Road, Clifton, Bristol BS8 2LA

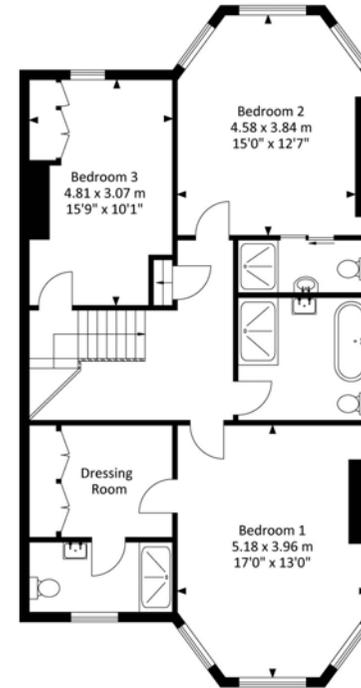
Approx. Gross Internal Area  
2559.3 Sq.Ft - 237.8 Sq.M



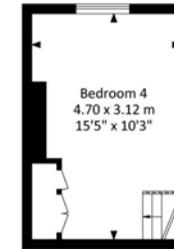
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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.