



## CHESTER HOUSE

90 Redland Road, Redland, Bristol BS6 6QZ







# Chester House

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A superb five bedroom Victorian detached family house with circa 3500 sq ft of accommodation, generous off-street parking and one of Redland's largest private gardens.

\* SUPERB CIRCA 3500 SQ. FT FAMILY HOUSE IN SUPERB CONDITION THROUGHOUT \* PRIVATE DRIVEWAY WITH GENEROUS OFF-STREET PARKING \* EXCEPTIONAL SOUTH-FACING PRIVATE REAR GARDEN \* THREE WELL-PROPORTIONED RECEPTION ROOMS \* FAMILY KITCHEN AND CONSERVATORY \* LOWER GROUND FLOOR CINEMA / GAMES ROOM \* FIVE DOUBLE BEDROOMS \* TWO BATH / SHOWER ROOMS \* TWO CLOAKROOMS, A UTILITY ROOM AND EXCELLENT STORAGE \* EPC: F

## Situation

Redland Road runs roughly east / west; with the ever popular Gloucester Road to the east and the 400 acres or so of open public space covering The Downs to the west. This stunning family home sits roughly in the middle, with Lovers walk, Cotham Gardens public park, Bannatyne Health Club and Spa and Cotham Park Tennis Club literally on the doorstep.

Nearby are a host of independent shops and bars; whether it is Michelin Starred fine dining on Chandos Road, to the eclectic independents on Cotham Hill such as Bravos and Pasta Loco, Whiteladies Road with Bosco and Aqua Grand Café and further west into Clifton village with The Ivy and Hotel du Vin.

The local schooling is excellent; with Cotham Gardens Primary School (OFSTED rated GOOD) 350m to the south and Cotham (Secondary) School (also rated GOOD) 700m away. In addition, there are a host of established independent schools nearby including Badminton School for Girls, Redmaids High School, Clifton College, Clifton High School and Bristol Grammar School to name a few.

To the south, the M32 is a just over a mile drive with Temple Meads Train Station circa 2.3 miles to the south and Bristol Parkway circa 4.4 miles to the north (Redland train station is just a 3 minute walk and connects to Temple Meads). To the north (4.7 miles) is Cribbs Causeway Retail Park and access onto the M5, whilst Bristol Airport is just under 10 miles to the south west.











### For Sale Freehold

Chester House is an exceptional detached Victorian family house; with a handsome façade built of local stone and enjoying a south-facing garden, one of the largest in the area, stretching out to the rear.

Over the past ten years the current owners have lovingly restored, refurbished and improved the house creating a sensational family home laid out over three floors of generous accommodation.

From the tarmac front drive with off-street parking for several vehicles there is a pretty front garden, laid mostly to lawn with the house set-back comfortably from the road creating a high degree of privacy.

From the top of the drive a large wooden front door with stained glass detailing above opens up into the wide and welcoming entrance hall, complete with retained lattice plasterwork a delightful turned balustrade staircase leading up to the first floor.

To the front there are a two beautiful reception rooms, separated by a pair of wooden French doors allowing the owners to create a sensational entertaining space, when opened, or to close the rooms off for a comfortable less formal layout. The drawing room has a light-filled triple sash bay window with a charming marble fireplace and open hearth below; whilst the dining room has twin sash with working shutters widows overlooking the front garden below.

To the rear of the hall is a lovely family snug with a marble fire surround and working coal effect gas fire below. This room opens out via a pair of double glazed French doors into the garden and catches much of the day's sun from its sunny south facing orientation.



Adjacent to the family room (with the potential to "open up") is the impressive family kitchen with a generous granite topped central island and extended wooden topped breakfast bar. Either side of the island is further floor and wall mounted storage and granite work surfaces, with a 1 ½ bowl sink overlooking the rear garden. Integrated appliances include a full height fridge, dish washer and suite of BOSCH wall mounted ovens and an integrated microwave-combi.

From the kitchen there is access out into the sun-drenched glazed conservatory with a further set of double glazed French doors leading out into the garden; really bringing the outside in and creating a sociable indoor / outdoor lifestyle.







Running to the side of the house is a neat inner lobby with access to a generously appointed utility room, a separate cloakroom and a further store room with access out into the garden.

From the inner lobby stairs lead down to an impressive lower ground floor conversion, beautifully tanked by the current owners. At present, this is dressed as the cinema / games room but could repurpose to suit a new owner's needs. In addition, there is a further cloakroom, storeroom and comms / boiler room.

Upstairs the house accommodates five superb double bedrooms (with bedroom five on the half landing and bedroom four above) complete with a superb master suite complete with it's own walk-in dressing room and en-suite shower room. The remaining bedrooms share a well-appointed family bath and shower room.

Accessed from Bedroom four is a crawl space into a large loft area; part boarded with further development potential subject to needs and consent.

#### Outside

Quite simply, Chester House enjoys one of the largest private gardens in Redland. South facing and (when shining) drenched in sun it provides space for fun, entertainment and enjoyment all-year around.

The current owners have loosely dressed the space with a paved dining terrace immediately to the rear of the house and the rest given over to lawn, mature borders, mature trees and shrubs and an exceptional amount of storage. Dotted around the perimeter are a number of timber sheds, with a newer more modern fully insulated cabin settled discreetly to the end of the garden. This is wired to the mains electricity, with running water and access to the property's Wi-Fi. A great garden / home office space.

In addition, the current owners have installed an above ground swimming pool complete with diving / sun bathing terrace ready to pull-back into action over the coming summer months.

To the side of the house is a secure storage area (perfect for bins and bikes) with two sets of secure wooden doors opening out into the driveway.

#### Services

Mains water, electricity, gas and drains. Gas central heating system.

#### Local Authority

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

Directions: BS6 6QZ





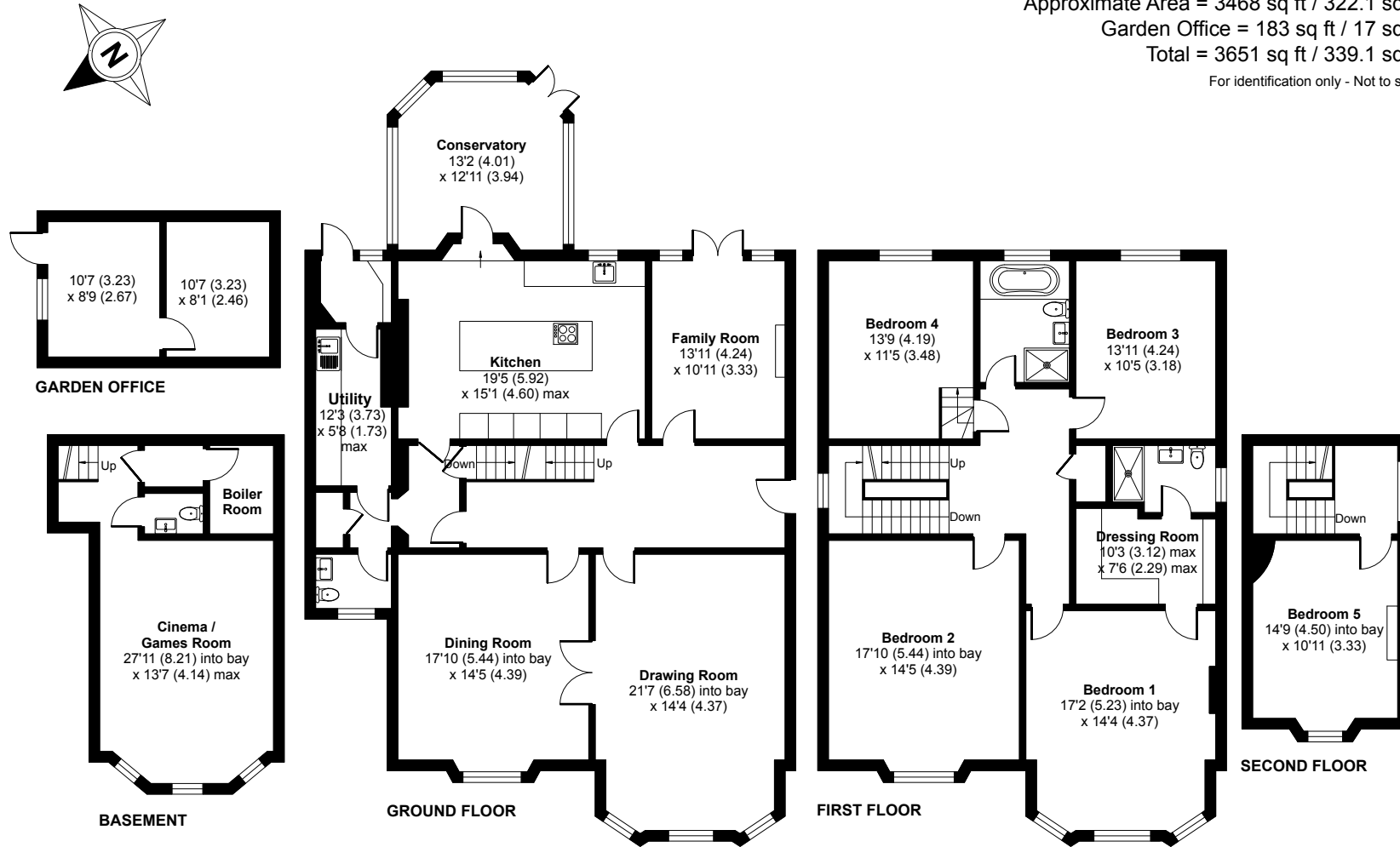
# Redland Road, Bristol, BS6

Approximate Area = 3468 sq ft / 322.1 sq m

Garden Office = 183 sq ft / 17 sq m

Total = 3651 sq ft / 339.1 sq m

For identification only - Not to scale



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: 974469