



## 1 MILES ROAD

Clifton, Bristol, BS8 2JN







# 1 Miles Road

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A wide and generously proportioned family house on a quiet road with wrap-around private gardens, off-street parking and beautifully appointed lateral accommodation.

HANDSOME 6-BEDROOM TOWNHOUSE OF CIRCA 5000 SQ. FT \*  
BEAUTIFULLY APPOINTED ACCOMMODATION OVER FOUR FLOORS \*  
SUPERB LOWER GROUND FLOOR WITH 33' FAMILY KITCHEN /  
BREAKFAST ROOM AND SEPARATE FAMILY ROOM \* LAUNDRY ROOM  
AND SEPARATE CLOAKROOM \* FOUR FURTHER RECEPTION ROOMS \*  
SUMPTUOUS MASTER BEDROOM SUITE \* FIVE FURTHER BEDROOMS  
WITH TWO BATH / SHOWER ROOMS \* WONDERFULLY PRIVATE WRAP-  
AROUND GARDENS AND OFF-STREET PARKING \* NO ONWARD CHAIN \*

## Situation

Miles Road is a quiet and sought-after residential road of predominately semi-detached Victorian townhouses and converted apartments. Within easy striking distance are numerous cafés, restaurants and boutique shops. A moments' walk away are the popular Everyman Cinema, Lido, the convenience of a large Sainsbury's supermarket, M & S and Clifton Lawn Tennis Club.

St. Johns Primary School is just over 500m away, whilst within a mile are several of Bristol's leading independent schools including Clifton College (0.2 miles), Butcombe Prep School, Bristol Grammar School (0.9 miles), Clifton High (0.5 miles) and QEH (1 mile) to name but a few.

Bristol is widely regarded as the "gateway to the West" and the M5 is just under 5 miles away, with the M32 2.5 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just over 3 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 8.4 miles to the south. Clifton Down train station is just 0.3 miles.

## For Sale Freehold

1 Miles Road is an effortlessly handsome semi-detached Victorian townhouse; beautifully kept by the current owners and for sale for the first time in 20 years.

Accessed either via the gated off-street parking space, or the attractive pedestrian entrance gate, a path leads up to the impressive pillared entrance portico with double doors leading into the entrance porch. This is the perfect space to greet guests before a pair of glazed doors lead into the welcoming entrance hall.











Finished with a classic Victorian tessellated floor and decorative ceiling plasterwork the hall floor gives way to four beautiful reception rooms; currently split between a formal dining room, sitting room and two studies, one of which provides access to the separate boiler room.

The two formal reception rooms each boast fabulous proportions each with a retained period fire surround; with the sitting room enjoying a wood burning stove and wonderful light from the shuttered triple sash bay windows.

To the rear of the entrance hall is a useful cloakroom with a w.c and wash basin; whilst a separate doors opens up to a slate and stone staircase providing access down to the lower ground floor.

This is a truly fabulous family space, opened up by the current owners and benefitting from a quarried flagstone tiled floor and zoned underfloor heating.

This floor provides the most likely day to day entrance to the house, with a path and shallow steps leading from the off-street parking to a rear door opening up into an entrance hall. A wonderfully informal and relaxed space, there is plenty of room for boots and coats as well as dropping shopping and bags. A large laundry room provides plenty of space for laundry, as well as a w.c and wash basin whilst there is a separate pantry and wine store.

The living space is superb; split between an exceptional 33' family kitchen and a substantial family room opposite. Between the two the owners have opened up the original butler's pantry providing further storage and direct access between the rooms.

The kitchen itself is exquisite; an expanse of matt black granite work tops provide plenty of prep-space, wrapping around into a sociable peninsular island overlooking the informal dining space and snug, with a working wood burning stove to the far end.

Within the kitchen, a gas fired AGA creates a heart to the house, whilst there are additional hobs and electric oven for the warmer summer months when the AGA might be off. Bespoke cabinets provide plenty of storage space, as well as room for an integrated dishwasher and full-height fridge.

To the end of the room French doors lead out into a sunken south-west facing terrace providing the perfect spot for al-fresco dinners and a peaceful summer sundowner.

From the entrance hall above, an original turned balustrade staircase leads up to the two further floors of accommodation. Over the half









landing before the first floor is a useful shelved linen cupboard, also housing an additional hot water tank; whilst on the half landing above is a walk-in wardrobe.

Across the first floor lie three double bedrooms; with bedrooms two and three sharing a well-appointed family bathroom.

The master bedroom suite is exquisite; occupying a whole half of the first floor and split between a light filled dual aspect bedroom and en-suite bath, shower and dressing room complete with an oversize twin-ended bath, walk-in shower cubicle and generous built-in double wardrobes complete with a dressing area.

As the stairs wind graciously up the second floor provides three further bedrooms comprising two generous double bedrooms (one with built-in bunk beds), a smaller single bedroom and a recently modernised shower room. In addition, there is access to an expanse of boarded loft space as well as easy access onto the roof for general maintenance.

### Outside

With the property's distinctive pillared entrance gates and architectural stone ball finials, the gardens wrap around three sides of the property, all beautifully landscaped by the current owners to provide privacy, peace and year 'round colour and form softened with mellow raised stone beds and quarried stone pathways and terraces.

To the north east lies a level lawn catching the morning and early afternoon sun, as well as gated hardstanding for a car and a shed.

Along the front of the house a charming pathway flanked by wisteria and mature borders leads to the entrance portico and wraps around to the south-west facing garden. This too enjoys a level lawn, catching much of the midday, afternoon and evening sun whilst stone steps lead down to an immensely private sunken terrace, and access into the kitchen.

In addition, a sunken path leads around towards the front with access to a secure outdoor store – perfect for bikes, outdoor furniture and additional storage.

### Services

Gas central heating. Mains water, electricity and drains.

### Local Authority

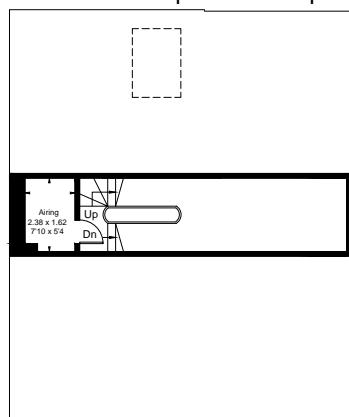
Bristol City Council: Tel: 0117 922 2000.

Council Tax: Band G. EPC: Band D

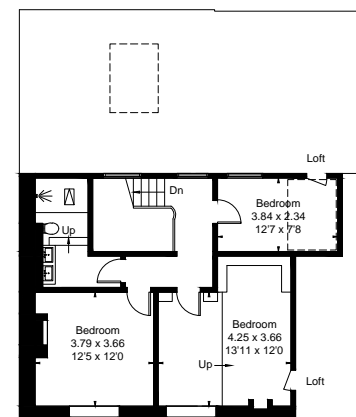
Directions: Postcode: BS8 2JN



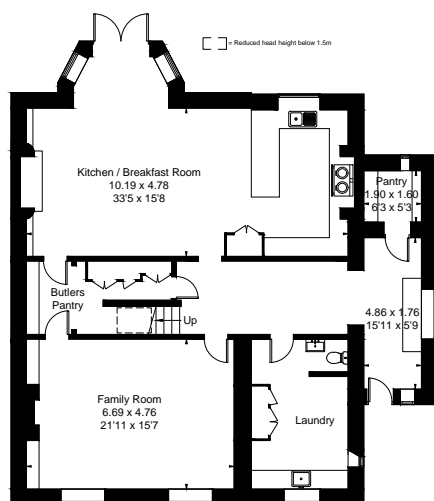
Approximate Floor Area = 487.0 sq m / 5242 sq ft  
Including Limited Use Area (7.5 sq m / 81 sq ft)  
Storage = 3.8 sq m / 41 sq ft  
Total = 490.8 sq m / 5283 sq ft



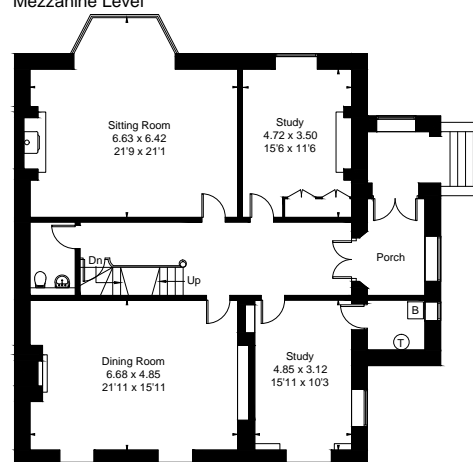
Mezzanine Level



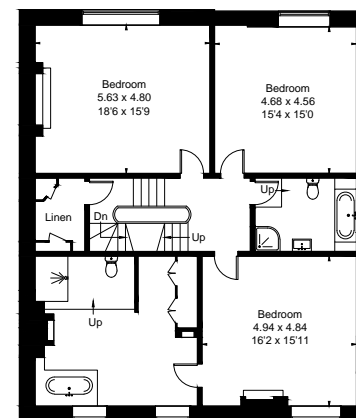
Second Floor



Lower Ground Floor



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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