



**11 ROYAL PARK**  
Clifton, Bristol, BS8 3AW

 **RUPERT  
OLIVER**  
property agents



# 11 Royal Park

Clifton, Bristol, BS8 3AW

An exceptionally well presented 5/6 bedroom Victorian house with off-street parking situated in the heart of Clifton with a leafy outlook and sunny, secluded outdoor spaces.

\* EXCEPTIONAL 5/6 BEDROOM FAMILY HOME OF CIRCA 3200 SQ FT \*  
COMPREHENSIVELY REFURBISHED IN RECENT YEARS \* 3 STYLISH  
BATHROOMS, 2 EN-SUITE \* BLEND OF PERIOD FEATURES WITH URBAN  
CHIC \* OFF-STREET PARKING WITH CAR CHARGING POINT \* STUNNING  
OPEN PLAN KITCHEN, DINING, AND FAMILY ROOM \* CLEVERLY DESIGNED  
FRONT AND REAR GARDENS FOR AL FRESCO LIVING \* ORIGINAL  
VICTORIAN FIREPLACES \* IMPRESSIVE ENERGY EFFICIENCY  
CREDENTIALS - EPC: C

## Situation

Royal Park is tucked away in a quiet corner just to the east of Clifton Village with excellent access to all that northwest Bristol has to offer.

The cafes, restaurants and boutiques of Clifton Village are on your doorstep, with Victoria Square and Boyces Avenue immediately to the southwest and "The Village" itself just footsteps away.

To the east lies Whiteladies Road and to the north The Downs, some 400 acres of open public space with Leigh Woods Nature Reserve just over a mile west across the suspension bridge.

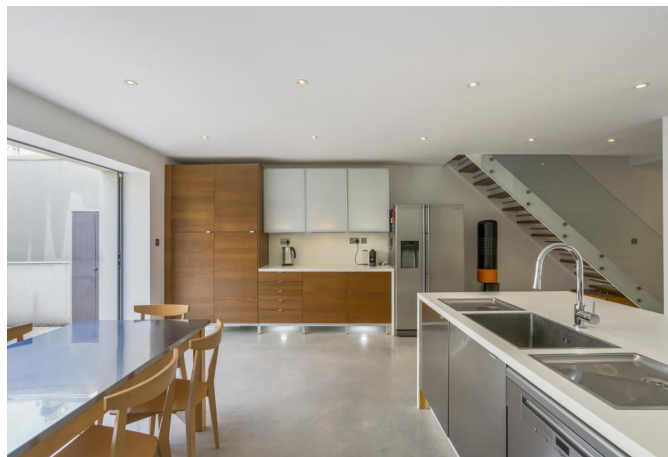
Bristol is highly regarded for its educational establishments, and the house is within close proximity of Christchurch Primary, Clifton College, Bristol Grammar, QEH and Clifton High. Badminton and Redmaids are also within striking distance.

## For Sale Freehold

Exquisitely presented throughout, 11 Royal Park is arranged over five floors offering circa 3,200 square feet of versatile accommodation within a highly sought-after area in the heart of Clifton.

Comprehensively refurbished in recent years providing the perfect blend of original period features coupled with urban chic.

Stepping into the property, a tiled vestibule porch with stained-glass doors leads into a bright hallway with an elegant staircase.







To the left are two formal reception rooms currently arranged as drawing room and dining room. These rooms boast a wealth of period features including working open fireplaces with marble and tiled surrounds, matching ceiling roses, cornice, and picture rails. Large double doors separate these two rooms enabling them to be opened into an exceptional space spanning the full length of the house. To the front is a bright and leafy outlook across Royal Park towards Kensington Place.

A home office overlooking the rear garden completes this hall floor level.

From the hallway a further stained-glass door opens to a staircase leading down to the kitchen, dining area, family room, utility room and a separate WC.

This floor provides an impressive open plan indoor/outdoor flowing entertaining space, whilst also having day-to-day family life at the core of its design.

The kitchen is well-equipped with an abundance of worktop surface and storage cupboards and finished beautifully with a polished concrete floor, complete with underfloor heating. To the rear is a dining area with wall-to-wall bi-folding doors overlooking and offering direct access out to the rear garden.

The family room, open plan to the kitchen, features a recessed gas fireplace, built in cupboards and French doors leading out to the front garden and patio.

To the front is a utility room with space for washing machine, tumble dryer and an additional fridge/freezer. Fitted with dual Belfast sink, further worktop and cupboard storage space. A separate WC completes the lower ground floor.



On the first floor the master bedroom enjoys a beautiful aspect to the front, flooded with natural light. This room is of generous proportions and features a walk-in wardrobe and tastefully finished en-suite wet room with walk-in 'rain maker' shower, heated towel rail, WC as well as underfloor heating.

At the rear is a double bedroom with en-suite bathroom, currently serving as a guest bedroom.

On the second floor are three further bedrooms and a large family bathroom with separate freestanding bath and walk-in shower, again with underfloor heating.



The loft room at the top of the house has been cleverly designed to create yet more versatile accommodation. Currently used as a double bedroom but would also function extremely well as an additional home office or playroom.

The loft level provides plentiful under-eaves storage cupboards and a separate walk-in storage room.

### Outside

This end of terrace home provides private off-street parking complete with electric car charging point at the front. An impressive terraced front garden with flowering Wisteria enjoys much of the days sun with a south-easterly orientation.

The lower garden level and patio are very sheltered and secluded, acting as a sun trap in spring and summer months – ideal for al fresco living. These are accessed through the family room and kitchen via a set of French doors on the lower ground level.

To the rear is a low maintenance dual-level garden space with patio that benefits from afternoon sun, accessed from the kitchen and dining area via an impressive set of bi-folding doors with integrated blinds.

The garden also features a large electric sliding gate offering further vehicular access with the option of additional parking, as well as a separate pedestrian gate which provides access on foot to a secured lane (residents only access), both of which are approached from the side of Royal Park.

### Services

Services: Mains water, electricity, gas and drainage.

### Local Authority

Local Authority: Bristol City Council: Tel: 0117 922 2000

Council Tax Band: G

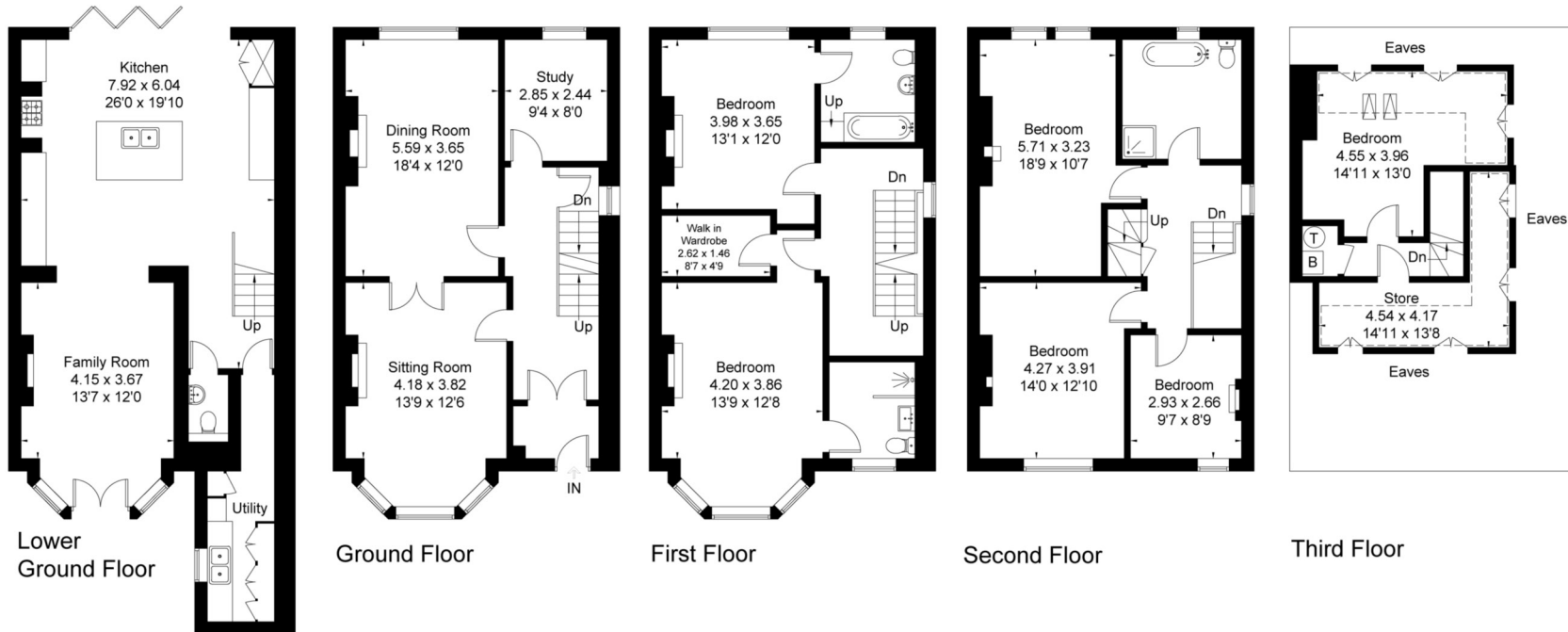
Directions: BS8 3AW



Approximate Area = 294.0 sq m / 3165 sq ft  
Including Limited Use Area (15.2 sq m / 164 sq ft)



 = Reduced head height below 1.5m



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