



# 31 CLIFTON WOOD ROAD

Clifton, Bristol, BS8 4TN





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A superb Victorian family house with far-reaching harbour views along with a private southerly facing garden, off-street parking and versatile accommodation over four floors.

A FABULOUS FAMILY HOME SITUATED BETWEEN CLIFTON VILLAGE AND THE HARBOURSIDE \* EXCEPTIONAL FAR REACHING VIEWS OVER THE HARBOURSIDE AND BEYOND \* LOWER GROUND FLOOR KITCHEN AND DINING ROOM \* THREE FURTHER RECEPTION ROOMS \* FOUR DOUBLE BEDROOMS \* TWO BATH / SHOWER ROOMS AND A SEPARATE CLOAKROOM \* ENCLOSED SOUTHERLY FACING PRIVATE GARDEN \* USEFUL OUTDOOR STOREROOMS \* CATCHMENT FOR BOTH HOTWELLS AND CHRISTCHURCH PRIMARY SCHOOLS \* EPC: D

## Situation

Clifton Wood Road sits almost centrally in sought after Clifton Wood – with its superb location just north of Bristol's bustling floating harbour, south of Clifton Village and just to the west of Brandon Hill Park and Gardens.

Within a radius of several miles are many of Bristol's leading independent schools; including Clifton College and Butcombe Prep. Badminton School for Girls, Bristol Grammar School, Clifton High School and QEH to name but a few. The house sits within both the Hotwells Primary School and Christchurch Primary School catchment areas and nearby are several leading independent day nurseries.

The Lion, a highly regarded local pub is literally a stone's throw away from the front-door and the local area is bisected an array of local footpaths with routes up to Clifton village and down to the harbour.

## For Sale Freehold

31 Clifton Wood Road is a charming period townhouse on an elevated end-of-terrace position overlooking Bristol's historic floating harbour, with far-reaching views beyond.

Arranged over four floors the house enjoys numerous period features along with versatile accommodation and plenty of space.







Perhaps its most coveted feature however is the property's fully enclosed south-east facing garden; which manages to catch almost all the day's sun and itself enjoys panoramic views across the harbour from east to west – whilst linking directly into the superb kitchen.

Arranged over the lower ground floor the dual-aspect kitchen is well appointed with plenty of room for a dining table, along with a generous central island and plenty of floor and wall mounted storage, with the garden accessed via a pair of glazed French doors.

Opposite the kitchen lies the charming family room with a feature cast-iron gas fired stove and light-filled bay window. In addition, the lower ground floor has a separate cloak room and a further rear door into the garden.

Across the elevated hall floor lie two superb reception rooms; with a beautiful bay fronted living room to the front and a full-width elegant reception room to the rear, complete with stripped wooden floors throughout. A front door off the hall leads to the entrance porch with steps down to the front drive below.

Accessed via a turned balustrade staircase are four double bedrooms arranged over the top two floors, with the stunning views from the property's triple aspect getting better on each floor. Across the rear of the second floor is a full width dual aspect master bedroom, with views from the top floor front bedroom stretching right across to Ashton Court – perfect for balloon watching.

These four bedrooms share a beautifully appointed shower room on the second floor, and a generously proportioned modern bathroom suite on the top; each with superb natural light and ventilation.

#### Outside

Without a doubt the gardens are a key feature of the property; beautifully landscaped to capture the day's sun, take in the glorious views and provide plenty of space to dine and sit outside. Truly superb.

Flanking the rear of the house are a suite of useful outdoor sheds and storage cupboards; perfect for bikes, outdoor storage or a workshop.

#### Services

All mains services connected. Gas fired central heating system.

#### Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax: Band F.

Directions: BS8 4TW

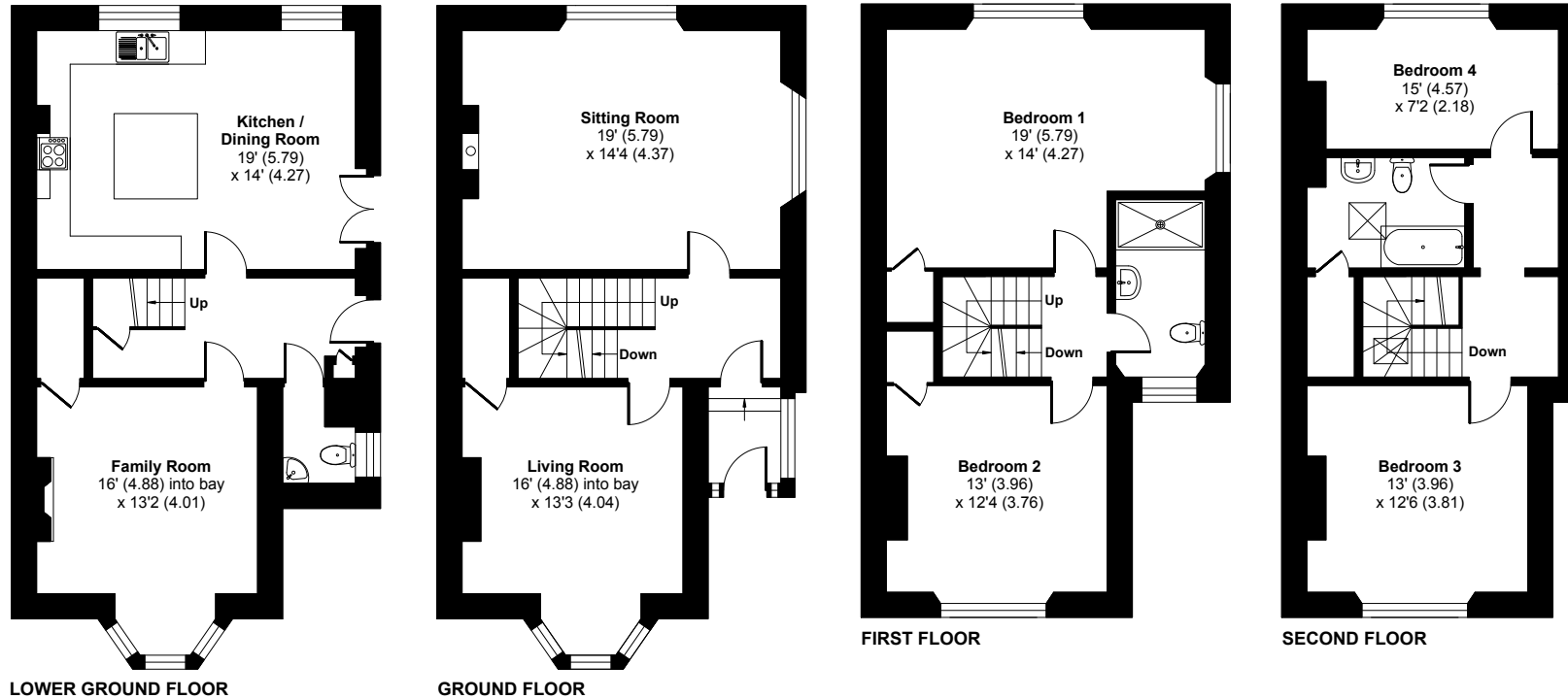




# Clifton Wood Road, Bristol, BS8

Approximate Area = 2279 sq ft / 211.7 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). © nitchecom 2023. Produced for Rupert Oliver Property Agents. REF: 995873



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