



26 UPPER CRANBROOK ROAD

Redland, Bristol, BS6 7UN





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A fabulous four-bedroom family house on a sought-after road within the catchment area for both Westbury Park Primary School and Redland Green Secondary School.

* SUPERB CIRCA 2770 SQ. FT FAMILY HOUSE * OFF-STREET PARKING * PRIVATE REAR GARDEN WITH ACCESS TO A SECURE REAR LANE * DECKED DINING TERRACE * FOUR DOUBLE BEDROOMS AND TWO BATH / SHOWER ROOMS * OPEN PLAN KITCHEN AND DINING ROOM * CHARMING SITTING ROOM WITH AN OPEN FIRE * PLAYROOM / HOME OFFICE * UTILITY ROOM & CLOAKROOM * EXTENSIVE UNDER-CROFT STORAGE * EPC: E

Situation

Upper Cranbrook Road is a popular tree-lined residential road situated in Westbury Park / Redland, with the house just 0.5 miles to the east of The Downs, some 400 acres of open public space.

Nearby are a host of independent shops and bars, a deli, fishmonger and butcher and several restaurants including Little French and Prego along with a large Waitrose supermarket (0.3 miles).

The local schooling is excellent; with Westbury Park Primary School 0.4 miles to the west and Redland Green (Secondary) School circa 550m to the south. Henleaze School is 0.5 miles away and Bishops Road Primary School 750m away. Several nearby neighbour's children also attend Montpellier High School as well as Cotham School. 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 just over two miles away with Temple Meads Train Station circa three miles to the south and Bristol Parkway circa 4 miles to the north.

To the north (4 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

26 Upper Cranbrook Road is a fabulous four-bedroom family house, arranged over three floors with additional under-croft storage space.







The current owners have enjoyed the house for the past 12 years or so, sending all three children to the local schools, whilst improving the property by opening up the rear of the ground floor, adding the decked dining terrace and creating the off-street parking.

To the rear of the private garden is access to a private lane – gated and secured at both ends and only used by the occupants of nearby houses on Upper Cranbrook Road and Halsbury Road with vehicular access via double gates into the garden.

Internally, the house is accessed via a covered porch – perfect for dropping shopping and storing boots etc. with a part-glazed front door leading into the impressive and deceptively spacious entrance hall.

To the front of the house is a charming sitting room, flooded with natural light from its south west orientation and seven pretty casement windows. A handsome period fire surround with an open fire provides a focal point for the room, with shelved storage to the side and a stripped wooden floor.

To the rear of the house is a full-width open plan kitchen and dining room with French doors opening out onto the raised decked dining terrace with steps down into the garden. The dining area has a fitted cast-iron wood burning stove and access into the rear playroom and separate cloak and utility room.

The kitchen itself is beautifully finished with a generous central island and expanse of granite work tops. There is an integrated dishwasher and wine fridge, with space for a full height fridge / freezer and plenty of fitted floor and wall-mounted storage cupboards.

To the rear lies a useful home office / playroom, with a sliding door opening into the utility and cloak room.

From the entrance hall an attractive wooden staircase with period balusters leads up to the first floor landing, with three double bedrooms and the family bathroom. To the front and rear lie bedrooms two and three, each a generous size and each boasting fitted wardrobes. Bedroom four lies to the front of the house with each of the front bedrooms benefitting from original casement windows.

These bedrooms share a separate family bathroom fitted with a contemporary twin-ended bath, enclosed shower cubicle, w.c and wash basin.





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FOR SALE

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Upstairs is the master bedroom suit; with an expanse of fitted storage (including a walk-in wardrobe) and three double glazed Velux windows. The en-suite is fully fitted with a twin ended panelled bath, oversize enclosed shower cubicle, w.c, wash basin, a heated towel ladder and a Velux window.

Lying under the house and accessed both internally (from the kitchen) and externally from the rear is an extensive network of under-croft storage. Much of the storage is at a reduced head height but provides ample space for storage; with the current owners' children converting part of it into an informal games room with an additional room for bike and additional storage.

Outside

Accessed from the kitchen is a sizeable decked terrace with plenty of space for outdoor dining and a BBQ, overlooking the rear garden below.

Steps lead down to sizeable rear garden, which is laid mostly to lawn with fenced boundaries and a rear gate leading onto a private lane. The raised terrace enjoys morning sun – perfect for breakfast and morning coffee with the bottom of the garden enjoying the last of the evening sun.

The rear lane is secured at both ends and is perfect for everyday bike access, dog walking etc and for children to socialise safely between neighbouring houses. There is occasional vehicular access with double gates allowing access into the rear of No. 26.

To the front is a paved driveway easily able to accommodate a family car; which could be increased to two spaces subject to a new owner's needs, as well as extra storage space for a bike box and wood store.

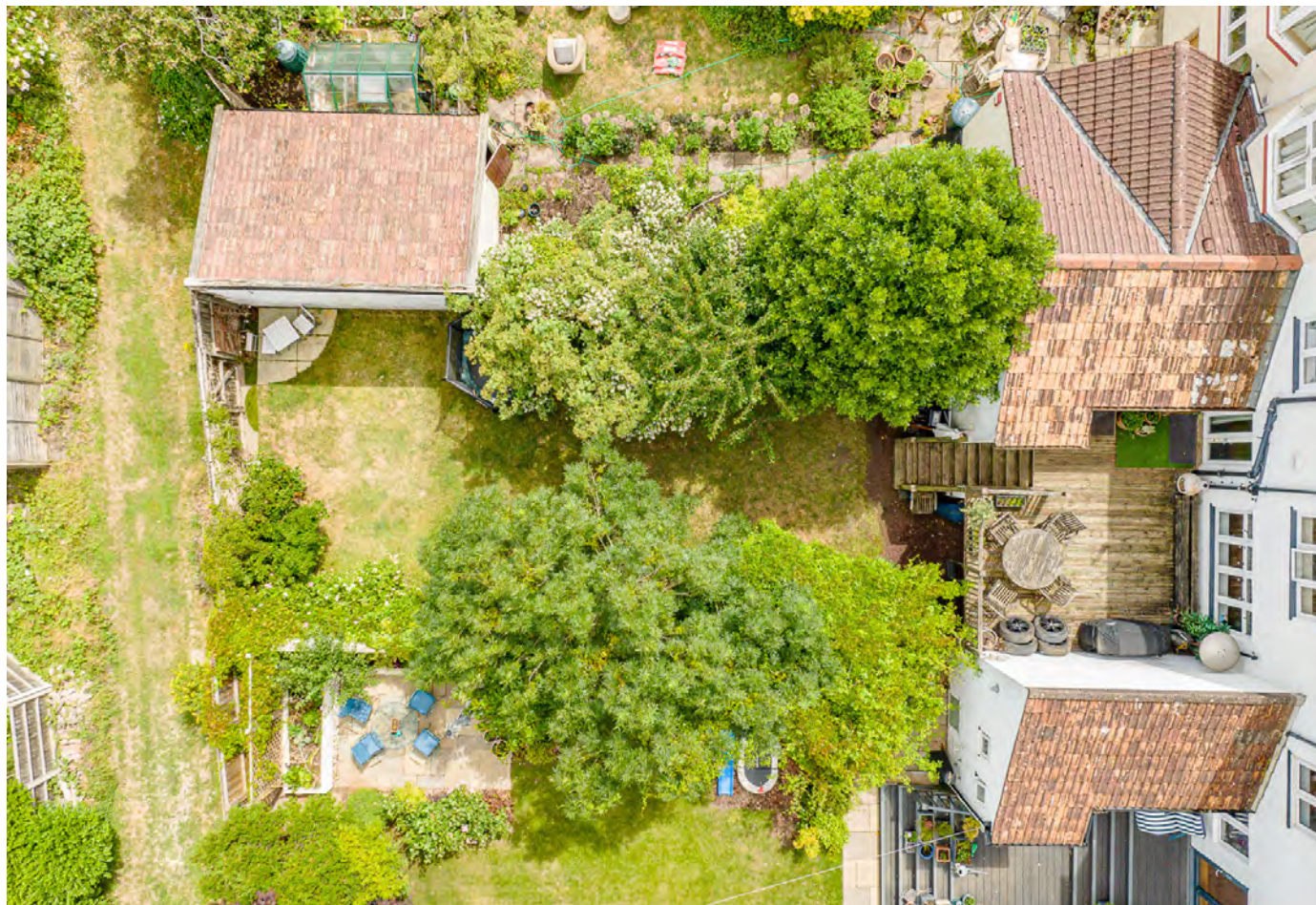
Services

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

Local Authority

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

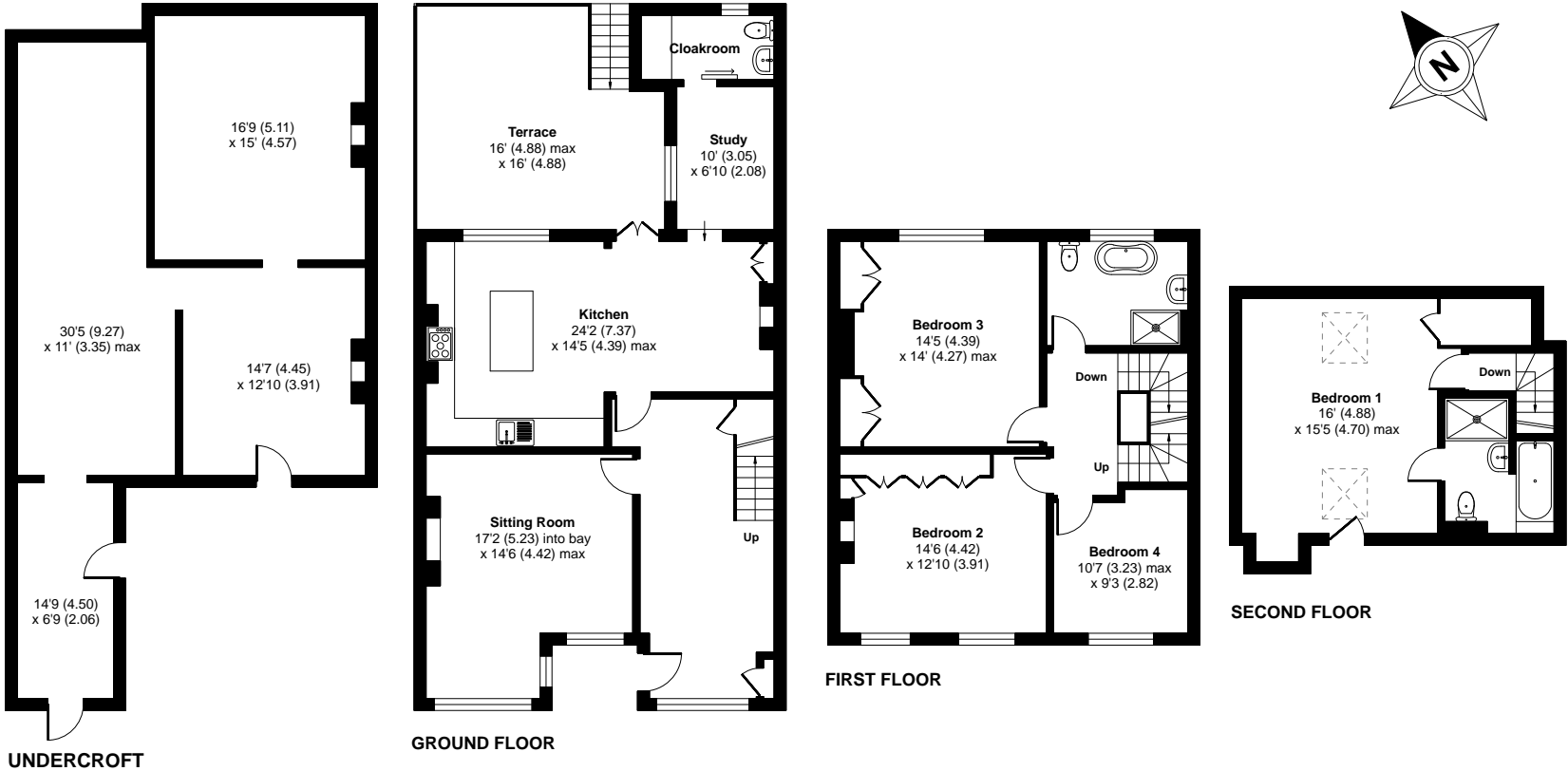
Directions: BS6 7UN



Upper Cranbrook Road, Bristol, BS6

Approximate Area = 2777 sq ft / 257.9 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: 957381



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