



42 COLLEGE ROAD

Clifton, Bristol, BS8 3HX





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A beautifully refurbished Clifton townhouse on the edge of The Downs; with six bedrooms, six bathrooms, a south facing garden, annex and versatile living accommodation.

SUPERB FAMILY HOUSE OF CIRCA 4000 SQ. FT * ELEGANT SITTING ROOM * 36' OPEN PLAN FAMILY ROOM, DINING ROOM AND KITCHEN * FULLY ENCLOSED LANDSCAPED REAR GARDEN * SUMPTUOUS MASTER BEDROOM SUITE * FIVE FURTHER DOUBLE BEDROOMS AND FIVE BATH / SHOWER ROOMS * SELF-CONTAINED STUDIO ANNEX * GYM / CINEMA ROOM AND EXCELLENT STORAGE * CLOSE TO CLIFTON COLLEGE * EPC: D

Situation

College Road is a sought-after residential road on the edge of The Downs; conveniently situated between Clifton village and the hustle and bustle of Whiteladies Road.

Clifton village provides numerous cafés, restaurants and boutique shops whilst not too far away is Whiteladies Road with further essential amenities and the convenience of a large Sainsbury's supermarket.

150 yards along the road is The Downs, a public green open space of circa 400 acres.

Bristol is highly regarded for its educational establishments and the house is within catchment for Christchurch Primary School (0.6 miles). Clifton College is just along the road (circa 150 yards with a respected nursery and Butcombe Prep School) with BGS, QEH, Badminton School for Girls and Clifton High also within easy striking distance.

Bristol is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 2.6 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 miles to the south.

For Sale Freehold

42 College Road is quite simply a superb family home; located effortlessly close to most of NW Bristol's best independent schools (Clifton College is a mere 150 yards away) is presents hugely versatile family accommodation over four floors; complete with a







self-contained annex for an au pair, guest accommodation or to generate a useful secondary income.

Over the past 10 years or so the current owners have lovingly and painstakingly refurbished the house; from triple glazed sash windows to a beautifully landscaped south facing rear garden.

A pedestrian gate opens onto a lovely slate path leading via shallow steps up to the front door; or down several steps to the self-contained annex below.

Through the wooden front door is a useful porch – perfect for coats and boots - and a part-glazed internal door opens into the tiled entrance hall, with a fabulous wide wooden staircase leading to the floors above.

Flanking the hall is the stunning sitting room with detailed ceiling plaster work and an ornate carved stone fireplace with an open cast iron fire below. Four triple glazed bay windows with New England style shutters flood the room with light.

To the rear of the house is a wonderful suite of open plan reception rooms; flooded with light from the almost full-width wall of glazed sliding doors opening out into the garden from the kitchen and an architectural roof window join the kitchen ceiling to the family room. Truly superb. The family room itself is a lovely size with underfloor heating, and hugely sociable being able to see and converse with everybody in the kitchen and dining room below.

The kitchen itself is beautifully appointed with an oversize island topped with granite work tops providing a useful breakfast bar and sociable prep-space. There is an expanse of further storage and granite work tops with integrated appliances include a wine-fridge, two dishwashers, fridge & freezer. The wall mounted double electric oven and grill along with a five-ring gas hob provide excellent cooking facilities with plenty of space left for a large dining table and chairs.

From the dining area a door opens into a useful utility area (with space for both a washing machine and dryer) and steps leading down to the lower ground floor. This lower ground space is hugely versatile. At present, the lower ground floor is split between a gym / cinema room (with "wine cellar") used daily by the main house and a separate self-contained annex let to provide additional income. The whole space could be opened to provide more generous self-contained accommodation (subject to consent) or fully incorporated into the house itself if extra space is required.





Upstairs, across the whole of the first floor, is a truly sumptuous master bedrooms suite with the bedroom itself occupying the full width of the first floor. A truly fabulous room. To the rear, this leads into the a generous fully fitted walk-in wardrobe and through again into a sumptuous limestone tiled en-suite bath and shower room – complete with a twin ended bath and oversize shower.

Across the three half-landings and the second floor lie five further double bedrooms served by four bath / shower rooms (three of which are en-suite). This creates a superb opportunity for families of all ages and size to utilise the space as they require. The current owners dressed the upper middle bedroom as the children's sitting / games room; giving them somewhere to retreat to, and some after-school respite for the parents!

As per the house itself, these rooms are finished beautifully with triple glazed sash windows, along with high quality fully tiled bath / shower rooms with marble topped vanity basins, enclosed shower cubicles, heated chrome towel ladders, underfloor heating and a bath in the family bathroom.

Annex

The annex is a lovely space currently offering traditional "studio" accommodation with an open plan studio room and high quality fitted kitchen. The room is finished with a separate shower room.

It is possible, through an existing door, to marry the space up to the remaining lower ground floor and access into the main house itself.

Outside

To the rear the house enjoys a beautiful private sunny south facing garden sensitively landscaped to maximise the "inside / outside" lifestyle.

There is plenty of room for a dining table and chairs, with additional recreational space on the paved hard-standing terrace.

The sides are planted with raised beds incorporating mature clipped topiary olive trees and a climbing jasmine.

A cedar clad door provides pedestrian access into the rear lane, leading down to Cecil Road.

Services

Mains water, electricity, gas and drains. Gas central heating system. Telephone and Fibre Broadband by private arrangement. Council Tax: Band G.

Local Authority

Bristol City Council: Tel: 0117 922 2000



Approximate Area = 367.6 sq m / 3957 sq ft
Including Limited Use Area (3.4 sq m / 36 sq ft)



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