



## 4 CLIFTON WOOD ROAD

Clifton, Bristol BS8 4TA

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A charming Grade II Listed late Georgian family house with a lovely enclosed and walled rear garden and an expanse of versatile accommodation over five floors.

\* A FABULOUS FAMILY HOME SITUATED BETWEEN CLIFTON VILLAGE AND THE HARBOURSIDE \* ELEGANT AND VERSATILE ACCOMMODATION ARRANGED OVER FIVE FLOORS \* THREE / FOUR ELEGANT RECEPTION ROOMS \* DELIGHTFUL OPEN-PLAN KITCHEN LEADING TO THE GARDEN \* FIVE / SIX BEDROOMS AND TWO BATH / SHOWER ROOMS \* SEPARATE CLOAKROOM AND UTILITY ROOM \* CIRCA 51' WALLED REAR GARDEN \* SUPERB VIEWS TO FRONT AND REAR \* CATCHMENT FOR BOTH HOTWELLS AND CHRISTCHURCH PRIMARY SCHOOLS \* EPC: E

## 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.

## For Sale Freehold

4 Clifton Wood Road is an attractive Late Georgian Grade II Listed townhouse situated at the northern edge of Clifton Wood Road, almost equidistant between Clifton village and Bristol's famous floating harbour.

The house, with its beautiful central staircase, is arranged over five floors with direct access from the street level into the hall floor, and via steps down from the front into the lower ground floor.

This exceptionally versatile layout presents numerous opportunities to future owners, along with the possibility of a self-contained annex on the Lower Ground Floor subject to consent.





At present, the house presents a charming family kitchen on the lower ground floor, opening up via a glazed porch also housing the utility and out into the superb rear garden. The kitchen enjoys a walk-in pantry, as well as access (via a ladder) to a cellar space below.

To the front is a lovely study or dining room depending on need; whilst the whole floor could be self-contained subject to consent.

Across the hall floor are two further reception rooms, with views across the rear across towards Cabot Tower beyond – getting increasingly better each floor above.

The fabulous central wooden staircase leads up to the first floor with a useful shower room on the half landing.

Running across the full-width of the front of the first floor is a sumptuous sitting room or bedroom (depending on need) with lovely views across to Goldney Hall.

To rear is a fabulous bedroom suite with an elegant full-width bedroom complete with a marble fire surround, fitted bookshelves, panelling to dado level and views over to Brandon Hill; with an en-suite cloakroom.

Across the second and third floors lie four further bedrooms; served by a well-appointed family bathroom complete with "Jack & Jill" access and a three piece white suite complimented by a separate shower cubicle.

### Outside

No. 4 enjoys a charming walled rear garden offering new owners a relatively blank landscape to create a fabulous safe, fully enclosed city garden of their own with space for a deep, paved dining area coming out from the kitchen.

To the front steps lead down to the lower ground floor enclosed by wrought-iron railings, whilst there is "Clifton Wood and Hotwells" Residents parking to on the road.

### Services

All mains services connected. Gas fired central heating system.

### Local Authority

Bristol City Council: Tel: 0117 922 2000

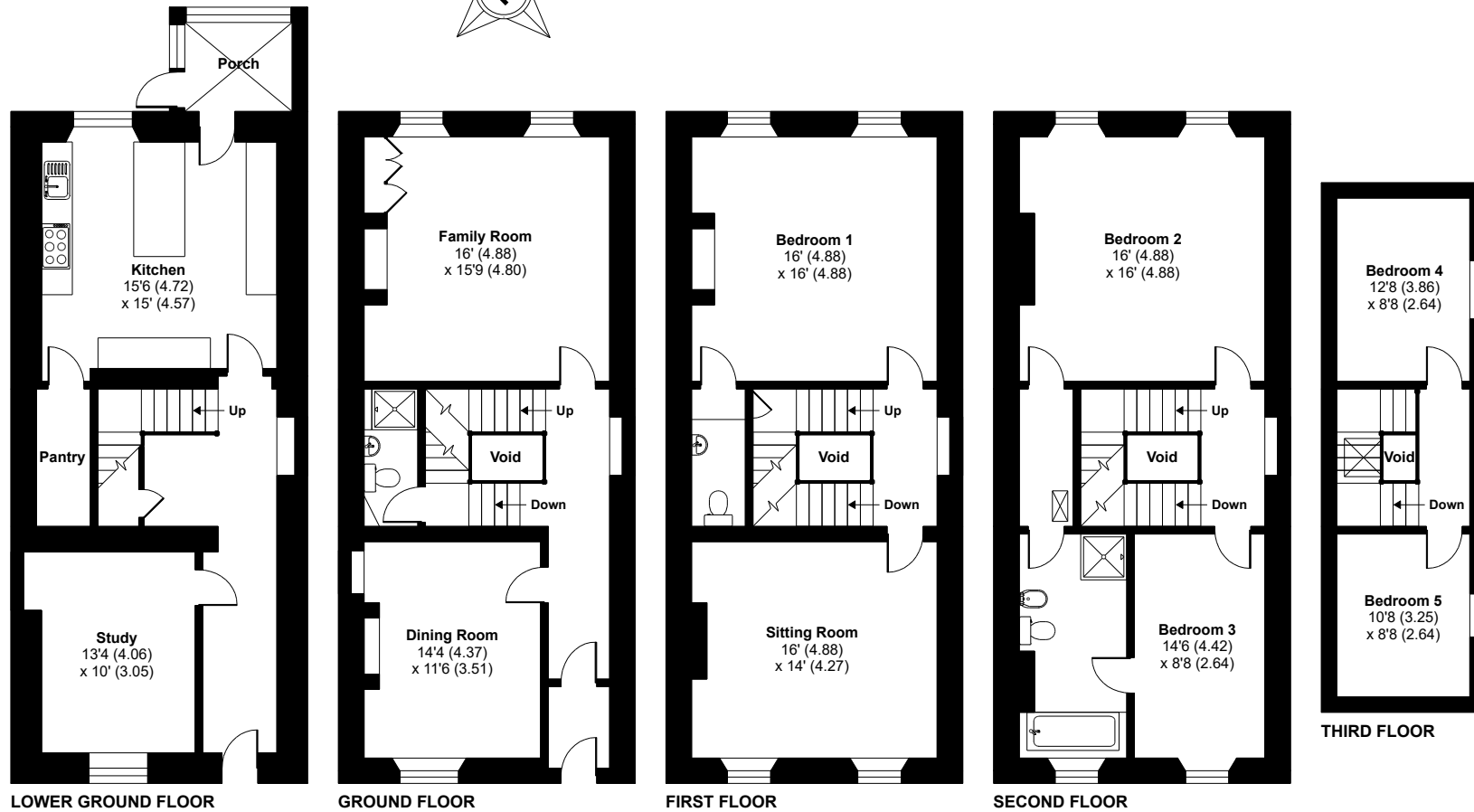
Directions: BS8 4TA



# Clifton Wood Road, Bristol, BS8

Approximate Area = 2899 sq ft / 269.3 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rupert Oliver Property Agents. REF: 1038250