



HALL FLOOR FLAT

3 Oakland Road, Redland, Bristol, BS6 6ND

Hall Floor Flat

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A spectacular two-bedroom hall floor flat with a large garden situated in the heart of Redland, with immediate access to an array of superb local amenities.

EXCEPTIONAL CIRCA 1400 SQ. FT HALL FLOOR FLAT WITH A PRIVATE ENTRANCE * UNUSUALLY LARGE PRIVATE REAR GARDEN AND TWO BALCONIES * WONDERFUL PERIOD DETAILING THROUGHOUT * GRAND HALLWAY AND GENEROUS PROPORTIONS * CIRCA 30' OPEN PLAN KITCHEN, DINING AND SITTING ROOM * TWO DOUBLE BEDROOMS * TWO BATHROOMS * SEPARATE UTILITY ROOM * FLOODED WITH LIGHT THROUGHOUT * EPC: D

Situation

Oakland Road is a sought-after quiet residential road in the heart of Redland; with access to superb local amenities. To the south is the much-loved Cotham Hill, now mostly pedestrianised, with its range of independent shops, grocers, wine merchants, bars, and restaurants including Bravas and Pazzo. Nearby on Whiteladies Road is a large Sainsbury supermarket, the popular Everyman Cinema and Bosco Pizzeria whilst Chandos Road provides further fine dining with Snobbys wine bar and Wilsons restaurant. To the north is the Durdham Downs with circa 440 acres of parkland.

For Sale Freehold

This spectacular lateral garden flat enjoys its own independent access (up just seven steps) and has been skilfully restored and carefully maintained by the current owner over the past two decades of their ownership.

Stepping through the front floor, a spacious entrance lobby with tiled flooring presents a useful space to hang coats and kick off muddy boots, as well as providing access to a dual-aspect bathroom and W.C.

Immediately to the right, a wonderfully grand hallway with high ceilings and period detailing provides access to the principal accommodation. The property is well-appointed and of extremely generous proportion throughout, boasting two large double bedrooms, a shower room, separate utility room and a full-width living, dining and reception room.

To the rear of the property is a very grand open-plan kitchen, dining and reception room which spans the full width of the property, certainly the perfect space for those who like to entertain. It is





flooded with natural light via a selection of large windows and French doors, offering access to the private garden and balcony.

This room, like much of the property, enjoys spectacular period features including grand ceiling mouldings, a central rose, refurbished windows and shutters, pine floorboards and a marble fire surrounding which houses a 'Jotul' wood-burning stove with 'Delft' tiling surrounding it.

The kitchen itself is well-equipped, offering a variety of wall-mounted cupboards and drawer storage options, a freestanding cooker and walnut worktop services. A large kitchen island was thoughtfully paired with the existing kitchen and installed in recent years, offering more valuable storage space as well as a 'Franke' stainless steel sink, an integrated dishwasher and a breakfast bar for more informal dining.

The master bedroom is of exceptionally generous proportions and situated at the front of the property. This room features pine floorboards, a spectacular triple bay window with shutters, and of particular note is another striking marble fire surround with a cast iron open fire. Should one wish to do so, this room offers ample space to install an en-suite and/or walk-in wardrobe.

Adjacent to the master bedroom is a further double bedroom which is a good size with a large sash window and original shutters.

At the end of the hall is a shower room complete with a walk-in shower, W.C. sink and radiator. From here, a hidden utility room can be accessed and offers a great deal of storage space as well as clothes washing and drying machines.

Outside

This beautiful hall floor flat features an unusually large private north-westerly facing garden which is accessed via a pair of glazed French Doors from the kitchen. A few steps take you down to a sizeable lawned garden space, complete with a pond. Three steps then lead up to a second garden area which also houses a large shed. The garden is the perfect place to relax and enjoy al-fresco dining or for those who like to entertain.

The property also boasts a private balcony which is accessible from the living and dining space via some floor-to-ceiling windows with an opening casement at the bottom.

Services

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

Local Authority

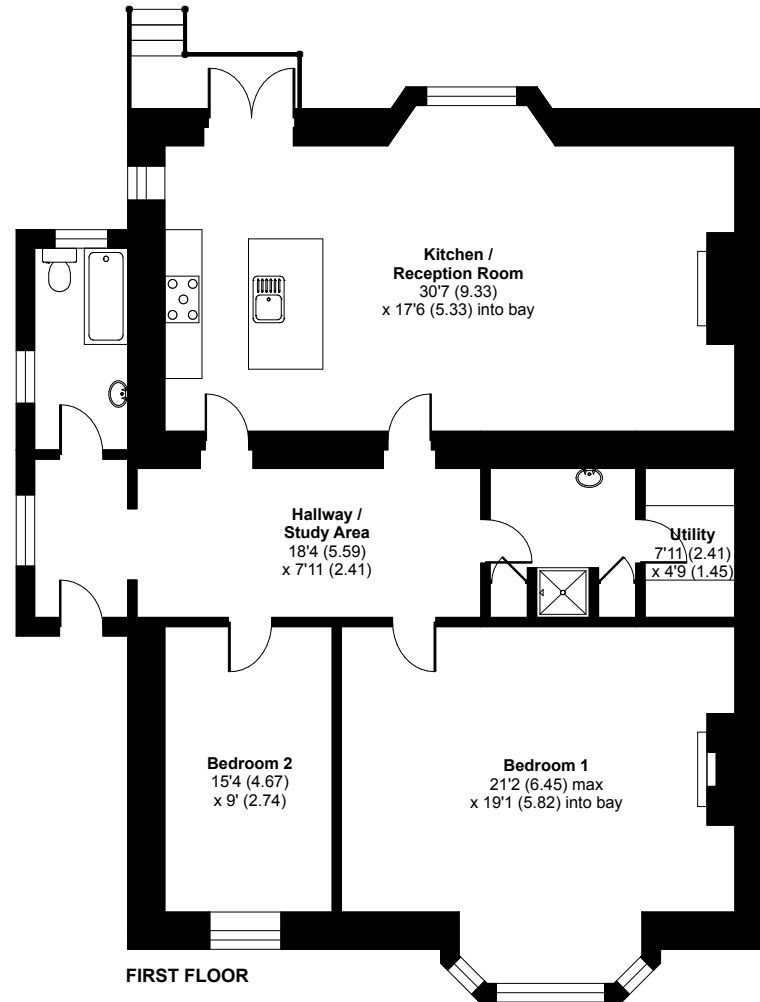
Bristol City Council. 0117 452 3555
Council Tax Band D.



Oakland Road, Redland, Bristol, BS6

Approximate Area = 1452 sq ft / 134.8 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: 1042803