



54 APSLEY ROAD
Clifton, Bristol BS8 2ST

 **RUPERT
OLIVER**
property agents



54 Apsley Road

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A superb circa 4700 sq. ft 6-bedroom family house with generous off-street parking, a walled southerly facing rear garden and a versatile side wing with independent access.

* HANDSOME END OF TERRACE 6-BEDROOM TOWNHOUSE COVERING CIRCA 4700 SQ. FT * BEAUTIFULLY APPOINTED ACCOMMODATION ARRANGED OVER FOUR FLOORS * LARGE FAMILY KITCHEN AND A SEPARATE FAMILY ROOM * FULL WIDTH SITTING ROOM AND A SEPARATE DINING ROOM * SIX DOUBLE BEDROOMS * SIX BATH / SHOWER ROOMS (FIVE EN-SUITE) * OPTION FOR INDEPENDENT LIVING WITH AN ATTACHED SUITE OF ROOMS COMPLETE WITH THEIR OWN ENTRANCE * SOUTHERLY FACING WALLED REAR GARDEN * OFF STREET PARKING

Situation

Apsley Road is a residential road conveniently situated between Pembroke Road and the hustle and bustle of Whiteladies Road. Within easy striking distance are numerous cafés, restaurants and boutique shops. A moments' walk away are the popular Everyman Cinema, Lido, the convenience of a large Sainsbury's supermarket, M & S, Spiny Lobster, Ruby & White butcher's and weekly farmer's market.

A little further up Whiteladies Road is The Downs, a public open area of circa 400 acres whilst Clifton village is just a mile to the west with its eclectic mix of boutique bars, restaurants and independent shops as well The Ivy Brasserie and Hotel du Vin Avon Gorge.

St. Johns Primary School catchment is taken from just 125 m away, whilst within a mile are several of Bristol's leading independent schools including Clifton College (0.4 miles), Butcombe Prep School, Bristol Grammar School (0.9 miles), Clifton High (0.8 miles) and QEH (1 mile) to name but a few.

Bristol is widely regarded as the "gateway to the West" and the M5 is just under 5 miles away, with the M32 2.5 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 27) which is just over 2 miles away, and there is access to Europe and the rest of the UK from Bristol Airport just 8.6 miles to the south. Clifton Down train station is just 0.4 miles.

For Sale Freehold

54 Apsley Road is a handsome Victorian end-of-terrace townhouse, approached via a pillared entrance with off-street parking for several cars.







Internally the house affords sumptuous accommodation over four floors, including a side wing complete with its own entrance as well as a walled southerly facing rear garden.

An original front door leads into a useful entrance porch with a part-glazed door leading into a beautiful entrance hall with a herringbone parquet floor. There is a sweeping balustrade staircase leading to the floors above, as well as a separate cloakroom.

To the side is a fabulous dining room with a pretty bay-fronted shuttered sash window, original stripped wooden floor, open fireplace with a marble surround and ornate ceiling cornice work.

A stunning sitting room is situated to the rear, flooded with natural light and carefully opened up by the current owners to enjoy the full-width of the house; complete with access out onto a decked balcony leading down to the southerly facing garden below.

From the entrance hall stairs lead down to the lower ground floor with its expansive terrazzo tiled hall giving access to a fabulous family kitchen to the rear and a versatile family room / play room to the front.

There is independent access to the lower ground floor from the front of the house (via stairs) leading down from the driveway.

The kitchen is a delight; situated to the rear and, like the sitting room above, spread across the full-width of the house complete with access out into the rear garden and a hardwearing marble tiled floor. It is a great family kitchen, very sociable with plenty of room for a breakfast table and chairs along with an oversize central island, plenty of floor and wall-mounted storage, an expanse of granite work surfaces and a cast-iron woodburning stove.



The family room is a wonderful size, with light pouring in from the triple sash bay window and double doors leading in from the main hall. There is also access to the inner hall and out into the utility room, gym and sixth bedroom.

Upstairs, across the top two floors are five superb double bedrooms, accessed via generous landings flooded with light from an oversize ceiling lantern above.

Across the first floor lie two almost identical suites; each finished with a walk-in wardrobe and en-suite shower room.

On the top floor lie three further bedrooms; with the master suite across the rear of the house boasting a full-width wall of wardrobes and a luxury en-suite bath and shower room with a Jacuzzi bath.



To the front are two bedrooms, accessed independently but with internal access if required, creating a wonderful nursery suite, or a large bedroom with a walk in wardrobe. These bedrooms are served by a well-appointed family bathroom.

A unique feature of the house is the incredibly versatile side wing; arranged over the hall and lower ground floors; with two bedroom suites and a fitted open plan kitchen & sitting room. This presents numerous opportunities for additional accommodation or for an au pair and guests.

It can equally be "separated" from the house, as it has its own front entrance and could be let out either short term or long to provide a useful secondary income.

Outside

The deep walled rear garden is a true delight; south east facing and very private it catches much of the day's sun with a deep rear lawn overlooked by the wisteria clad timber-decked balcony and accessed from the sitting room, family kitchen and the annex.

It is a hugely sociable space and enjoys a rare degree of privacy, with a paved dining terrace leading out from the kitchen and a deep level lawn beyond, complete with raised sun terrace to the rear to catch the last of the day's sun-light and further side terrace with views back down across the garden.

Walled to three sides it is a remarkably safe and secure garden for children of all ages and size to enjoy; overlooked and accessed as it is from both the kitchen and sitting room above.

Services

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

Local Authority

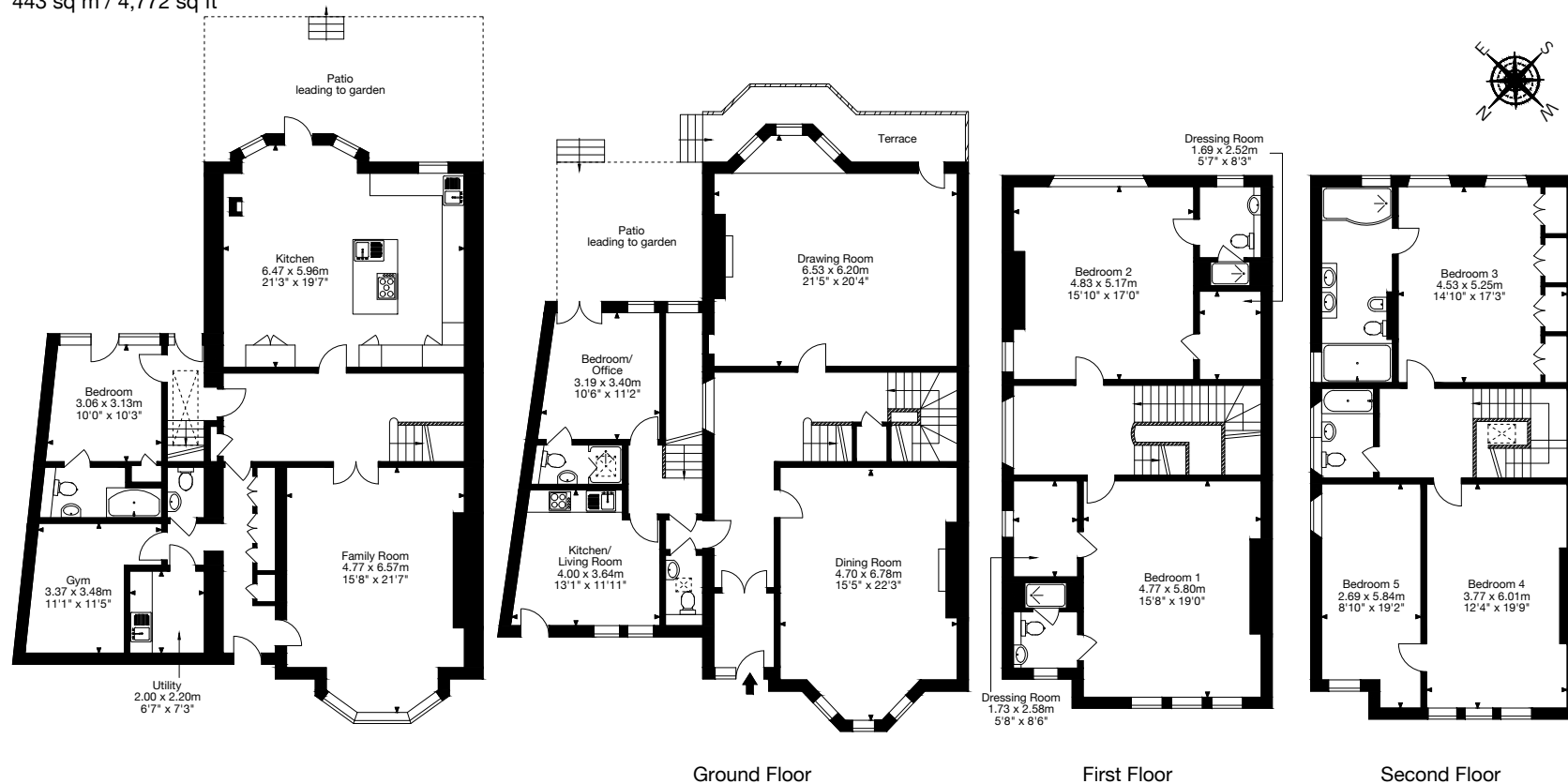
Council Tax: G. Bristol City Council: Tel: 0117 922 2000.

Council tax Band G.

Directions: BS8 2ST



54 Apsley Road, Bristol BS8 2ST
 Gross Internal Area (Approx.)
 443 sq m / 4,772 sq ft



Lower Ground Floor

Ground Floor

First Floor

Second Floor

Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.

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