



WETHERED HOUSE

11 The Avenue, Clifton, Bristol, BS8 3HG



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A stunning detached house on a favoured road close to Clifton College, beautifully refurbished by the current owners to create a superb family home.

* EXQUISITE CIRCA 4800 SQ FT FAMILY HOME WITH A GATED DRIVE AND MATURE GARDENS * SIX DOUBLE BEDROOMS AND FOUR BATH / SHOWER ROOMS * CIRCA 40' FULL DEPTH FAMILY KITCHEN, SNUG AND BREAKFAST ROOM * FOUR FURTHER RECEPTION ROOMS AND A GYM * SEPARATE UTILITY AND TWO FURTHER CLOAKROOMS * LANDSCAPED FRONT AND REAR GARDENS * SUNKEN COURTYARD AND OUTDOOR COOKING AND SEATING AREA * GATED DRIVE WITH PARKING FOR SEVERAL VEHICLES * DETACHED 300 SQ. FT GARAGE AND WORKSHOP

Situation

The Avenue is a charming tree-lined road bordering Bristol's famous Clifton College, interspersed with a smattering of large detached Victorian villas and several modern family homes – with the College's prep school "Butcombe" bordering the west side of the road.

To the west lies Clifton village and to the east the hustle and bustle of Whiteladies Road. Within easy striking distance are numerous cafés, restaurants and boutique shops. Not too far away is the popular Everyman Cinema and the convenience of a large Sainsbury's supermarket.

Just at the top of The Avenue is The Downs, a public open area of some 400 acres.

Bristol is highly regarded for its educational establishments, and the house is catered by the state sector from both St. Johns Primary School and Christchurch Primary School. Clifton College is literally on the doorstep, with a respected nursery and Butcombe Prep School; with BGS, QEH, Badminton School for Girls and Clifton High also within easy striking distance.

The city is widely regarded as the "gateway to the West" and the M5 is just over 5 miles away, with the M32 circa 3 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) which is just over 3 miles away too, and there is access to Europe and the rest of the UK from Bristol Airport about 10 miles to the south.







Wethered House is a stunning family home; beautifully refurbished, redecorated and reconfigured by the current owners to create exceptional family accommodation over just four floors; with some 4800 sq ft of living space along with walled front & rear gardens and a detached double garage.

Accessed from the side via a gated drive, the front door leads in to welcoming entrance lobby – perfect to take off coats and boots – leading into the fabulous entrance hall; with its tessellated Victorian tiled floor and light flooding in from the picture window overlooking the rear garden.

Across the hall floor lie three superb reception rooms; with a stunning family sitting room, replete with ornate ceiling plaster work, an oversize bay window and a welcoming wood burning stove for added warmth in the winter.

Adjacent is the formal dining room with two oversize sash windows, lovely ceiling cornice work and again fitted with a wood burning stove. A wonderful room for Christmas and get together with family and friends.

To the rear is a versatile home office / music room, with a contemporary full height and almost full width glazed rear wall, opening out onto a Juliet balcony and overlooking the rear garden. A wonderful space to while away the day and a lovely juxtaposition to the property's more traditional period features.

In addition, there is a fitted cloakroom with w.c and a lovely reading nook just to the top of the stairs.

From the hall floor stairs lead down to the lower ground floor with its expanse of informal family accommodation; complete with family / games room, a further w.c, vaulted storage and fully fitted utility room – along with rear access into the garden.

Without doubt however the transformation of the family kitchen is this floor's showstopper; circa 40' deep running from the front of the house to the rear and equipped with a state of the art kitchen, access to both the front and rear gardens and plenty of space for an informal dining table as well as family snug. Truly superb.

To the rear, sliding glazed doors lead out to a sunken summer outdoor kitchen & dining area – with plenty of room for a BBQ and pizza oven, bar area and dining table and chairs.

Upstairs, across the top two floors lie some seven bedrooms; with the seventh currently arranged a gym / peloton room, and four bath / shower rooms.





Across the full depth of the first floor lies the master bedroom suite; with a wonderfully generous bedroom space complete with full-width wall of wardrobes, leading into a dressing area and en-suite bath & shower room.

Adjacent to this are two further first floor bedrooms sharing a beautiful bathroom – however these two could equally be combined to create a fabulous guest suite if desired.

Upstairs, across the top floor, lie four further bedrooms with the largest enjoying an en-suite shower room and the remaining three sharing a well-appointed family bathroom.

Outside

The gardens of Wethered House are a key feature of the house, fully walled and gated they provide a safe and enclosed space for families of all ages and size to enjoy – landscaped to maximise colour and form throughout the year whilst equally affording as high degree of privacy.

To the front is an expanse of lawn, screened by pleached beech trees with bluebells planted for a splash of spring colour, and a cast iron electric gate leading onto a side drive with off-street parking for several cars and an electric car charge point.

The drive leads down to the rear garden culminating at a detached 475 sq. ft garage / workshop.

Like the front garden, the rear has been sensitively landscaped with an expanse of lawn, paved dining terrace with a timber Arbor and steps leading down to the sunken dining courtyard and access into the kitchen and lower ground floor hall.

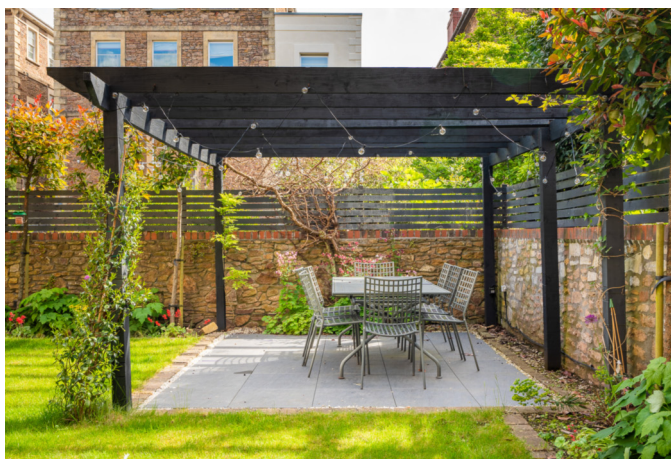
Services

Mains water, electricity, gas and drains. Gas central heating system. Telephone and Fibre Broadband by private arrangement. EPC: D

Local Authority

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

Directions: BS8 3HG

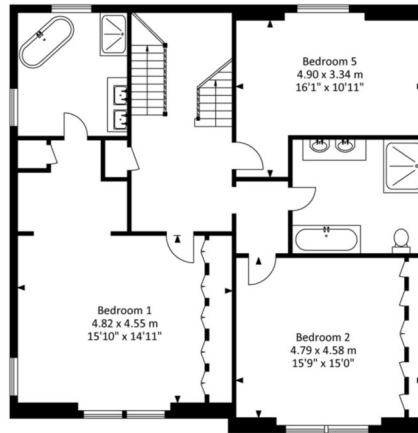


11 The Avenue, Bristol

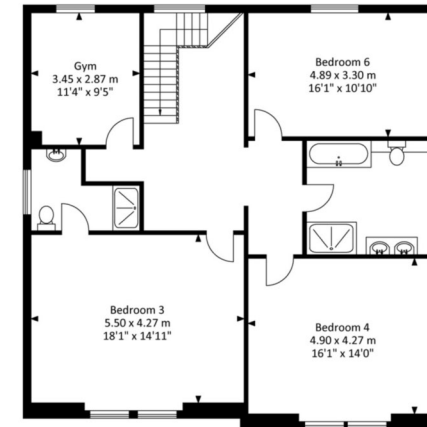
Approx. Gross Internal Area
445.50 Sq.Ft - 4795.10 Sq.M

Garage
28.50 Sq.Ft - 306.80 Sq.M

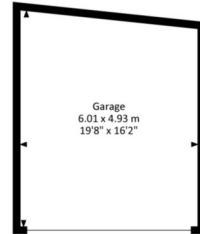
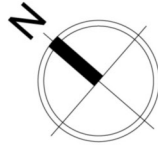
Total Area
474.0 Sq.Ft - 5101.90 Sq.M



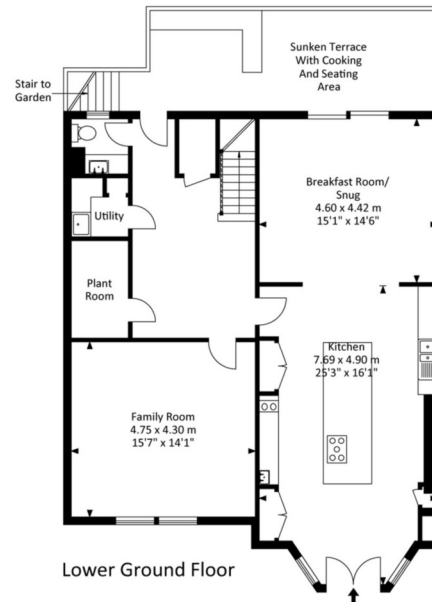
First Floor



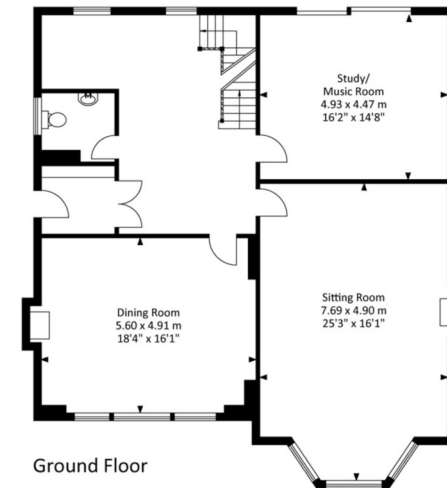
Second Floor



Garage



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.