



28 COTHAM GROVE
Cotham, Bristol, BS6 6AN

 **RUPERT
OLIVER**
property agents



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A stunning circa 3000 sq. ft semi-detached family home with versatile accommodation over four floors; complete with an enclosed family garden and off-street parking.

SUPERB CIRCA 3000 SQ. FT FAMILY HOUSE IN EXCEPTIONAL CONDITION THROUGHOUT * PRIVATE DRIVEWAY WITH GENEROUS OFF-STREET PARKING * CHARMING AND PRIVATE WALLED REAR GARDEN * TWO FABULOUS HALL FLOOR RECEPTION ROOMS * EXCEPTIONAL OPEN PLAN "DEVOL" KITCHEN, DINING AND FAMILY ROOM * FOUR SPACIOUS DOUBLE BEDROOMS * TWO BATH / SHOWER ROOMS * UTILITY AND SEPARATE CLOAKROOM * PEDESTRIAN SIDE GATE, REAR ACCESS AND BOOT ROOM * EPC: D

Situation

Cotham Grove runs roughly north / south; with the ever popular Gloucester Road to the east and the 400 acres or so of open public space covering The Downs to the west. This stunning family home sits roughly in the middle, with Cotham Gardens public park, Bannatyne Health Club and Spa and Cotham Park Tennis Club literally on the doorstep.

Nearby are a host of independent shops and bars; whether it is Michelin Starred fine dining on Chandos Road, to the eclectic independents on Cotham Hill such as Bravos and Pasta Loco, Whiteladies Road with Bosco and Aqua Grand Café and further west into Clifton village with The Ivy and Hotel du Vin.

The local schooling is excellent; with Cotham Gardens Primary School at the end of the road and Cotham (Secondary) School just moments away. In addition, there are a host of established independent schools nearby including Badminton School for Girls, Redmaids High School, Clifton College, Clifton High School and Bristol Grammar School to name a few.

To the south, the M32 is a just over a mile drive with Temple Meads Train Station circa 2.3 miles to the south and Bristol Parkway under 5 miles miles to the north (Redland train station is just a few minutes' walk and connects to Temple Meads). To the north (4.9 miles) is Cribbs Causeway Retail Park and access onto the M5, whilst Bristol Airport is just under 10 miles to the south west.







For Sale Freehold

28 Cotham Grove is a fabulous family home, with a honey coloured dressed stone façade and four storeys of superb accommodation.

Over the past few years the owners have further improved the house, both internally and externally to create a truly versatile family home.

Approached via a generous driveway, with off-street parking for several cars, the house is accessed from the front via shallow steps to a handsome front door, or via a side gate leading to the rear garden with separate access to both the kitchen and boot room.

Once inside the front door, there is a useful entrance porch with plenty of space to take off coats and shoes, park prams etc. and glazed doors open into a charming entrance hall; with a stripped wooden floor, ornate ceiling cornice work and stairs to both the upper and lower floors.

To either side of the hall are two reception rooms, each a full width of the house with beautiful retained period features, high ceilings and shuttered sash windows.

To the front is a charming sitting room with a triple sash bay window flooding the room with sunlight from its southerly orientation and finished with a working open fire.

To the rear is an elegant snug / library, fitted with extensive bookshelves and a light-filled dual aspect. The room has a calming club-like finish, enhanced by the warmth of a recessed cast iron wood burning stove.

Downstairs, across much of the lower ground floor footprint, is the stunning open plan family kitchen, dining and family room. With a superb DeVol fitted kitchen, complete with an oversize central island and breakfast bar this is a truly sumptuous space, with French doors out to the rear garden, access to a separate utility room and pantry and delightful stained glass windows in the bay window to the front.

This is an incredibly sociable family space; almost 40' deep and, at the rear, running across the full width of the house it easily allows for day to day family meals through to dinner parties and larger festive gatherings.

To the side, there is a downstairs boot room with a door out into the rear garden as well as said separate cloakroom and a well-appointed utility and pantry.





Upstairs, across the top two floors lie four excellent double bedrooms; two on each floor with each floor served by a generous bath or shower room.

On the first floor, the master bedroom spans the full width of the front of the house with sunlight streaming in from the twin sash windows and bouncing off the stripped wooden floors, along with wall to wall fitted wardrobes.

On this floor is a recently installed sumptuous shower room; with an ornate tiled floor, oversize walk-in shower cubicle and stone topped vanity basin, along with a heated towel rail, radiator and opaque sash window.

Upstairs lie two further double bedrooms, served by a well-appointed family bathroom complete with a panelled bath with a thermostatic shower over, w.c, washbasin, heated towel ladder and opaque sash window. There is also a cupboard housing the boiler and hot water tank.

Above the top floor and individually accessed lie two useful attic spaces along with access onto the roof.

Outside

Accessed via a rear door from and to the boot room, French doors from the kitchen or a side gate from the front drive, the mature walled rear garden provides a lovely fully enclosed space for families of all ages and size to enjoy.

A paved terrace leads directly out from the kitchen with space for a dining table and chairs; whilst a level lawn wraps around to the side with a smaller paved terrace leading up to the side gate.

To the front is paved off-street parking for three cars.

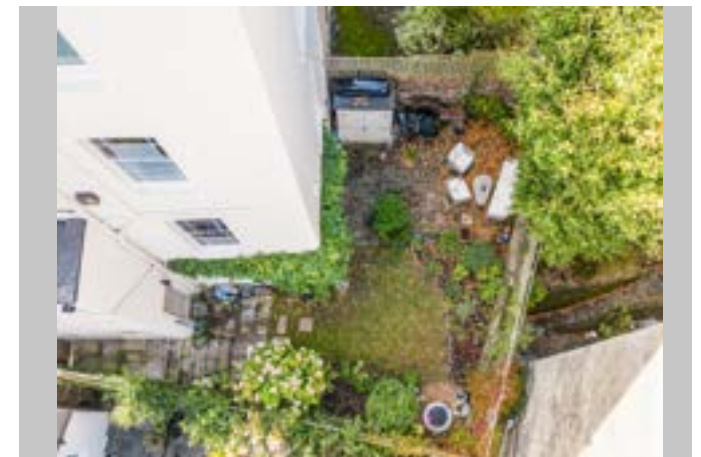
Services

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

Local Authority

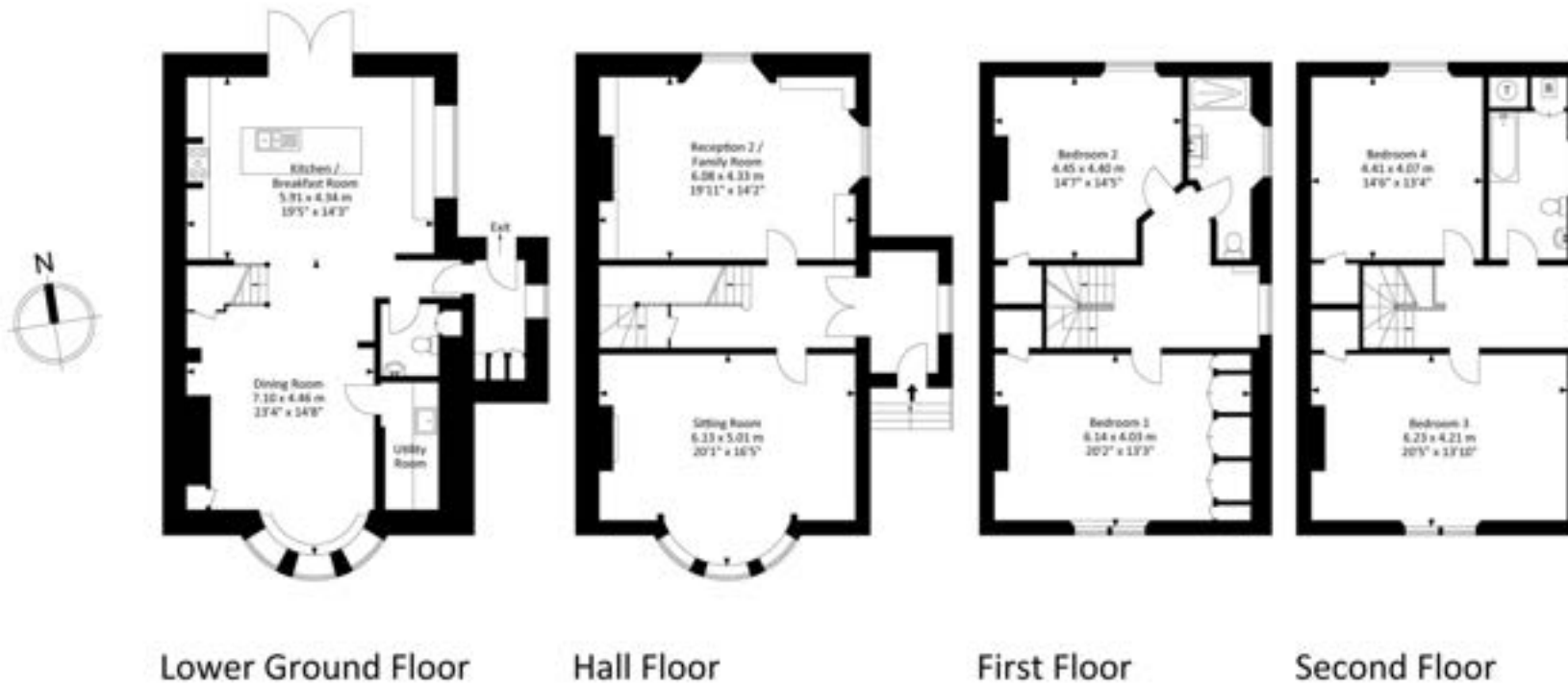
Bristol City Council: Tel: 0117 922 2000. Council Tax Band: F

Directions: Postcode: BS6 6AN



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Approx. Gross Internal Area
2962.0 Sq.Ft - 275.20 Sq.M



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.