



18 WHATLEY ROAD
Clifton, Bristol, BS8 2EP

 **RUPERT
OLIVER**
property agents



18 Whatley Road

Clifton, Bristol, BS8 2EP

An exceptional semi-detached 3,200 sq. ft family home, positioned on a quiet road with a private garden, off-street parking, and well appointed interiors.

* SEMI-DETACHED TOWNHOUSE – EXPANSIVE, COVERING APPROXIMATELY 3,200 SQ. FT. * FINELY CRAFTED INTERIORS – ARRANGED OVER FOUR FLOORS * BOASTING A LARGE FAMILY KITCHEN/BREAKFAST ROOM AND SEPARATE FAMILY ROOM * THREE RECEPTION ROOMS * SEPARATE DINING ROOM, UTILITY, AND GAMES ROOMS * LUXURIOUS MASTER SUITE * FOUR ADDITIONAL BEDROOMS WITH TWO FURTHER BATH/SHOWER ROOMS * PRIVATE WALLED GARDEN * OFF-STREET PARKING * NO ONWARD CHAIN

Situation

Whatley Road is a highly desirable residential street, predominantly comprising semi-detached Victorian townhouses and converted apartments. Conveniently situated between Pembroke Road and the lively Whiteladies Road, the property is close to a variety of cafés, restaurants, and boutique shops. Just a short stroll away, residents can enjoy the popular Everyman Cinema, the Lido, and the convenience of large retailers such as Sainsbury's, M&S, and Clifton Lawn Tennis Club.

Further along Whiteladies Road lies The Downs, an open public space spanning approximately 400 acres, while Clifton Village is only 0.8 miles to the west, offering a charming mix of boutique bars, restaurants, and independent shops, as well as The Ivy Brasserie and the Avon Gorge Hotel du Vin.

St. John's Primary School is just over 500 metres away, with several of Bristol's finest independent schools within a mile radius, including Clifton College (0.2 miles), Butcombe Prep School, Bristol Grammar School (0.9 miles), Clifton High (0.5 miles), and QEH (1 mile).

Bristol, often considered the "Gateway to the West", benefits from excellent transport links. The M5 is less than 5 miles away, while the M32 is just 2.5 miles to the east. Bristol Temple Meads station, situated approximately 3 miles away, offers regular trains to London (approx. 1hr 20 mins). Bristol Airport, 8.4 miles to the south, provides direct access to European and domestic destinations. Clifton Down train station is conveniently located just 0.3 miles from the property.







For Sale - Freehold

18 Whatley Road is an impressive semi-detached townhouse, positioned in an enviable location with Whiteladies Road to the east, Clifton Village to the west. The Downs directly to the north, and Clifton Triangle a short distance south.

The property enjoys an expansive, full-width driveway offering off-street parking for up to four vehicles, further enhanced by a dropped kerb at the front.

A pathway leads from the driveway to the main entrance, where an inner porch offers convenient access to the original entryway as well as a direct route from the rear garden. This porch provides a practical space for storing coats, boots, and prams.

The main entrance opens onto a splendid hallway, featuring original tiled flooring and an elegant staircase with turned balustrades leading to the upper floors. Ceiling cornices have been preserved, highlighting the property's period charm. Beneath the staircase, there is access to a games room on the lower ground floor.

At the front of the property, a superb sitting room features a wide triple sash bay window with shutters, a period fireplace, and a corniced ceiling.

Across the hallway lies a suite of rooms including a generously proportioned bay-fronted kitchen overlooking the garden, a breakfast room, and a well-appointed utility room. The kitchen has been renovated to a high standard and includes a selection of floor and wall-mounted storage, white marble countertops, and a spacious kitchen island. It is equipped with 'Fisher and Paykel' appliances, including a large fridge freezer, dual electric ovens with a six-burner gas hob, and a 'Siemens' dishwasher.

Adjacent to the kitchen is a breakfast room which would also work well as a snug, enjoying direct access to the garden.

A staircase with turned balustrades leads from the hall to the first-floor landing, where a study or third bedroom is conveniently positioned on the half-landing.

The first floor accommodates two outstanding bedroom suites. The principal suite at the front features a triple sash bay window and an en-suite bath and shower room. The guest suite at the rear overlooks the garden and enjoys its own en-suite shower room.

A family bath and shower room serves bedrooms three and four on the first floor, as well as bedroom five on the second floor. The top floor provides ample storage, including a loft.





Outside

The property includes off-street parking for several vehicles.

At the rear is a fully enclosed walled garden offering privacy and year-round colour and interest.

The garden is walled on three sides, creating a secure and private area, ideal for families to enjoy year-round.

Services

Gas central heating. Mains water, electricity and drains.

Broadband and telephone subject to contract with supplier.

Local Authority

Bristol City Council, Tel: 0117 922 2000

Council Tax Band: G

Directions: Postcode: BS8 2EP



Whatley Road, Clifton, Bristol BS8 2PU

Approx. Gross Internal Area
3173.8 Sq.Ft - 294.9 Sq.M



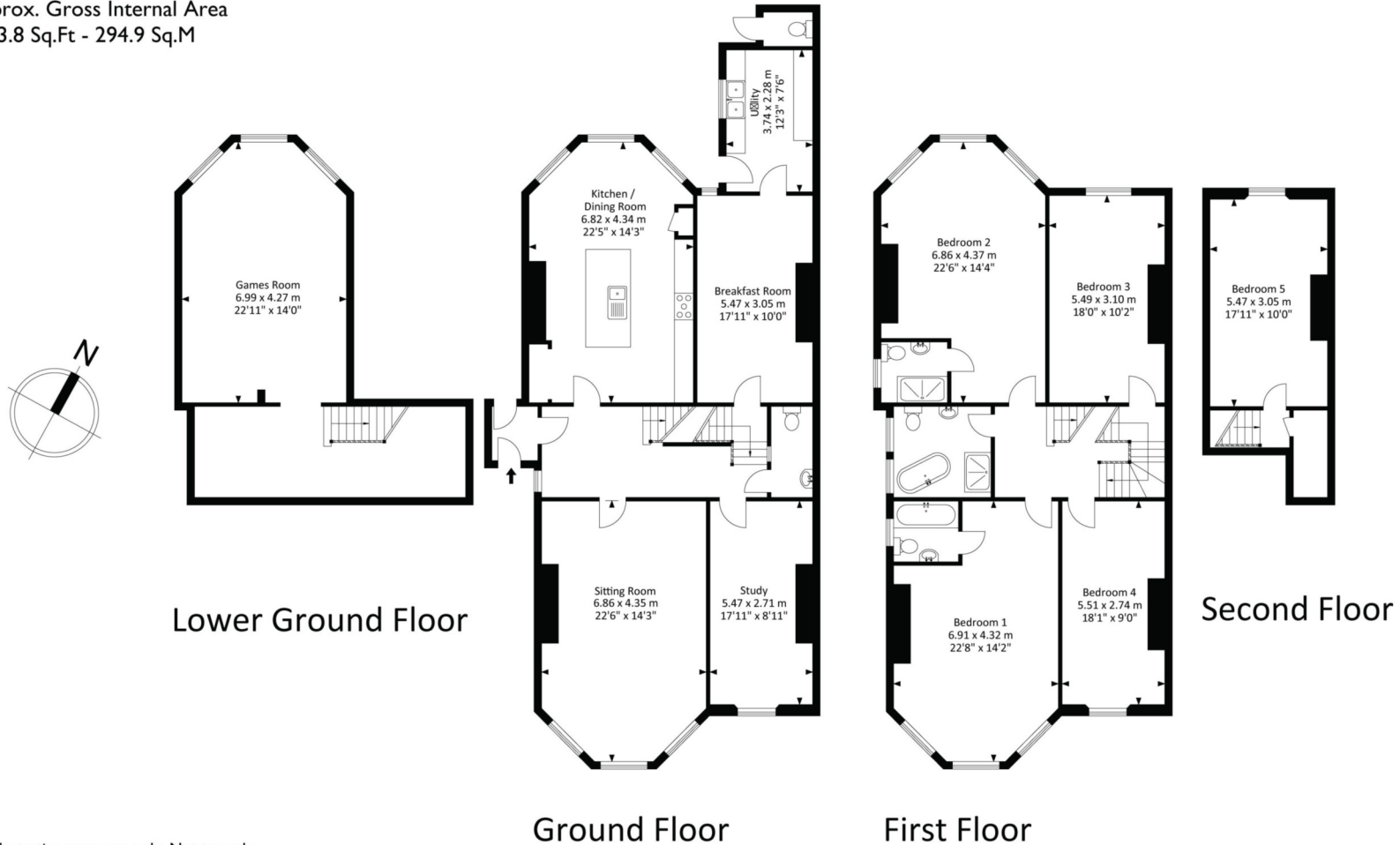
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For illustrative purposes only. Not to scale.

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