

**Rozel Lodge
Redland
BS6**





Rozel Lodge

Rozel Lodge, 16 and 16A Clyde Road is an exceptional family home currently configured as two separate dwellings. The accommodation is over 3 floors, enjoying a high degree of natural light and period charm. The ground and lower ground floors are accessed from the original entrance with the top floor apartment accessed via its own entrance and hallway with stairs to upper floor.

Whilst a new purchaser can use the home as it is, permission has been also granted to reinstate the house as one dwelling.

On the ground floor, a bay-fronted drawing room and bespoke, light-filled kitchen breakfast room enjoy an attractive outlook whilst at the rear, a south-facing family room creates the perfect place to entertain or simply relax with a view over the gardens towards the communal gardens of Clyde Park.

The current configuration of the lower ground floor offers 3 large bedrooms and additional study, family bathroom and cellar.

The top floor lateral apartment boasts a superb outlook to the front and rear with two large bedrooms, a separate study, large lounge and generous kitchen breakfast room.

*Whiteladies Road 0.5 miles,
Cheltenham Road 0.6 miles,
Clifton Village 1.6 miles,
Bristol Temple Meads 2.7 miles,
Bristol Airport 9.1 miles
(all distances are approximate).*





A stunning Victorian family home with parking and gardens in a much sought after location.



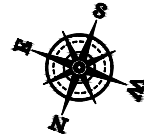
Rozel Lodge benefits from a wraparound front garden with off street parking for one vehicle. Residents' permit parking is also available on the street.

To the rear, a predominately level garden enjoys the sun throughout much of the day blending lawn and patio with plenty of mature shrubbery and a pleasant outlook.

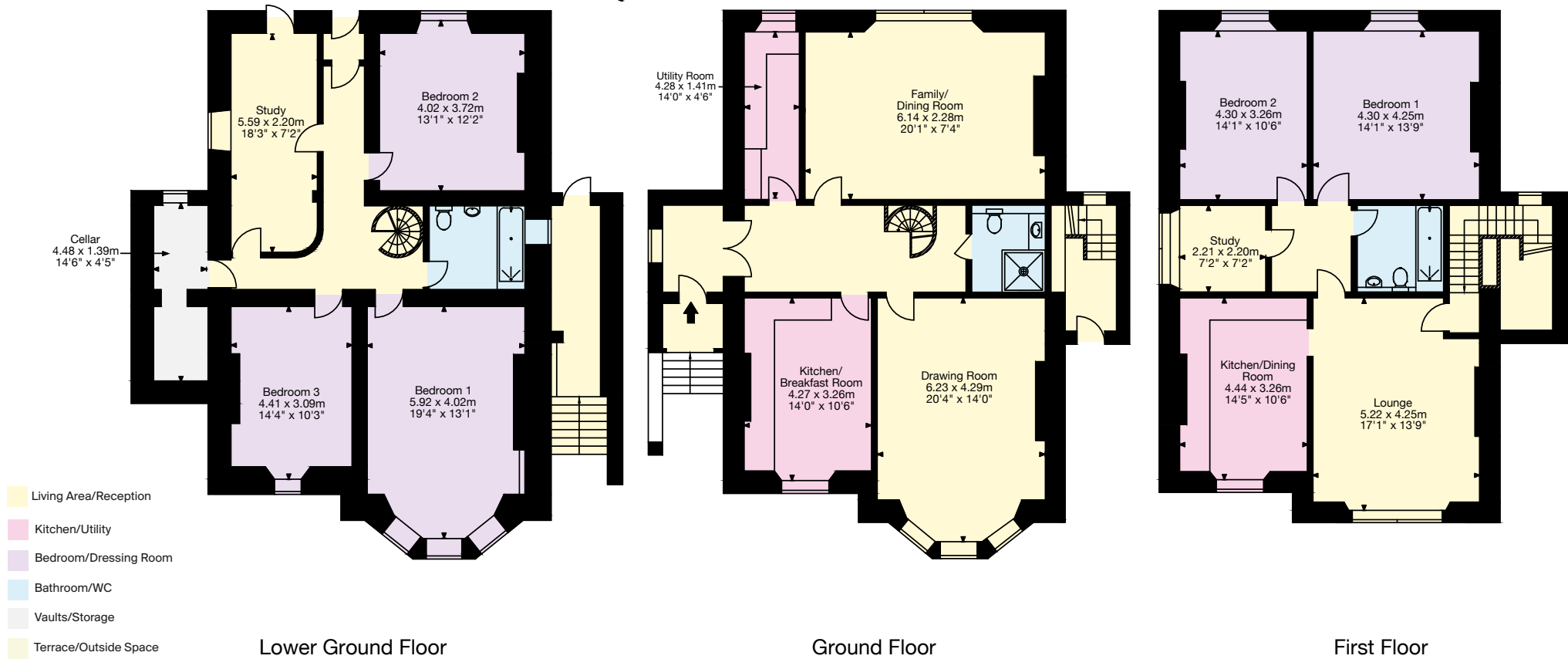
Viewing

Viewing is strictly by prior appointment with agents, Knight Frank.

Approximate Gross Internal Floor Area
Main House = 314 sq m/3,380 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the Particulars.



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I would be delighted to tell you more.

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