

A photograph of Jubilee House, a three-story Victorian-style brick building with stone accents. The building features a prominent bay window on the second floor and a white-painted entrance porch with a gabled roof. The house is set in a well-maintained garden with a large tree on the left and a paved driveway in the foreground. The sky is a clear, pale blue.

# Jubilee House

Clifton, BS8



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Clifton Village 0.3 miles, Whiteladies Road 0.2 miles, Clifton Triangle 0.5 miles  
Clifton Down Railway Station 0.5 miles, Bristol Temple Meads Railway Station 3 miles (direct line to London Paddington)  
M32 2 miles, M5 (J17) 5 miles, Bristol Airport 9.5 miles  
(All distances and times are approximate)

An exceptional family home, beautifully presented  
with an incredibly flexible garden floor, enclosed  
gardens and ample off street parking.

## Main House

Entrance hall | Staircase hall | Drawing room | Sitting/dining room  
Kitchen | Cloakroom

Principal bedroom with en suite bathroom and separate dressing room  
5 further bedrooms | 3 further bath/shower rooms (1 en suite) | Laundry

## Garden Floor

Entrance hall | Utility | Games room | Play room | 2 offices | Cloakroom

## Outside

Gated access to ample off street parking | Enclosed and well stocked gardens with terraces  
Bike/garden store



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## Situation

The property is perfectly placed for good access to many of the schools in both the state and private sectors. Within walking distance is Clifton College, Clifton High School, Christchurch Primary School, Queen Elizabeth Hospital School as well as Bristol Grammar School. Badminton School for girls is close by at about 1.5 miles.

There are pleasant walks and cycling found on The Downs which is about 0.2 of a mile away as well as Ashton Court, Blaise Castle and Leigh Woods.

There is an excellent selection of shops, bars and restaurants within Clifton Village and on Whiteladies Road. For more extensive shopping, there is Cabot Circus, Park Street and The Mall at Cribbs Causeway.

For entertainment there is the Bristol Old Vic, Bristol Hippodrome and Bristol Beacon all found in the City Centre.

## Jubilee House

The property is a beautiful 19th Century family home located within the popular area of Clifton and a short walk from The Downs and 412 acres of open space. The property has been carefully and sympathetically restored with the assistance of Sims Hilditch, bespoke interior architects and designers. Much of the property's original features have been retained including ceiling cornices and coving, central roses, fireplaces, and many of the sash windows include the working shutters. There are long bay windows on the hall floor and together with the 12ft high ceilings, give a very light and airy atmosphere.









The entrance to the property is via wrought iron gates which lead into an exceptionally good parking area to the front of the house. A covered entrance with steps leads to an imposing entrance porch and stone pillars and original rose coloured glass. A hardwood front door gives access to an entrance hall which has ceiling coving and cornicing and a pair of double doors with original stained glass panels leading into the main staircase hall.

The staircase hall has a staircase with wrought iron spindles and a mahogany balustrade and there is a huge amount of light due to two long sash window on the half landing and a further window in the hall. Off the staircase hall is a large cloakroom.

To the front of the house is a magnificent drawing room with circular bay windows and side window with working shutters, ceiling cornicing, centre rose, dado rail and a fireplace with a Chesney woodburner.

The dining room has a double bay sash with working shutters overlooking the front garden, ceiling cornicing, fireplace with gas point, dado rail and picture rails. This room opens up to a beautifully fitted 'Neptune' kitchen with integrated Miele appliances, central island and space for an American fridge freezer. A circular bay window overlooks the enclosed rear garden.

The impressive staircase passes the mezzanine level with two long windows onto the first floor landing where there is a shower room, separate laundry room and bedroom 2 which has views to the rear garden. The principal bedroom enjoys a beautifully appointed en suite shower room as well as a large dressing room with fully fitted bespoke wardrobes. The principal suite runs across the whole width and front of the house.





The second floor has four further bedrooms, all of a generous size and one having an en suite shower room. The remaining three rooms have the use of a family bathroom with separate shower.

The property has the added advantage of the spacious garden floor. This floor currently forms part of the main accommodation and is accessible from the staircase hall. Half way down the short flight of stairs is a door where wrought iron steps lead to the rear garden.

The space and rooms on this floor create an opportunity to have a self-contained 2 bedroom flat which can be accessed from a separate entrance to the side of the property. This floor has a good sized hallway with three stores and a cloakroom off. There is a Mark Wilkinson utility room with window overlooking the rear garden which could easily be adapted to become a kitchen. There are three rooms, two to the front of the property and one to the rear, all of which can be used in a variety of ways. Two of these rooms are accessed off office 2.

## Outside

The property is approached by electrically operated gates that lead into a large block paved area suitable for the parking of several cars. There is the facility to have an EV charging point and beyond the parking area, is the front lawn, all enclosed by walling, wrought iron railings and hedging.

There is access via a side door that leads to the rear garden which is enclosed by a stone wall with Iroko trellising, pletched trees, shrubs and box hedging.









There is John Cullen lighting throughout the garden, a useful store for housing bikes and barbeques and different seating areas. A terrace is located in the corner of the garden which captures the evening sun and is ideal for outside dining and entertaining. The main garden is laid to lawn and is accessible from the wrought iron staircase from the hall floor as well as the separate door for the garden floor.

### Directions (BS8 3EW)

As you drive down Pembroke Road from the Downs, the property is the second house on the left after the junction with Apsley Road.

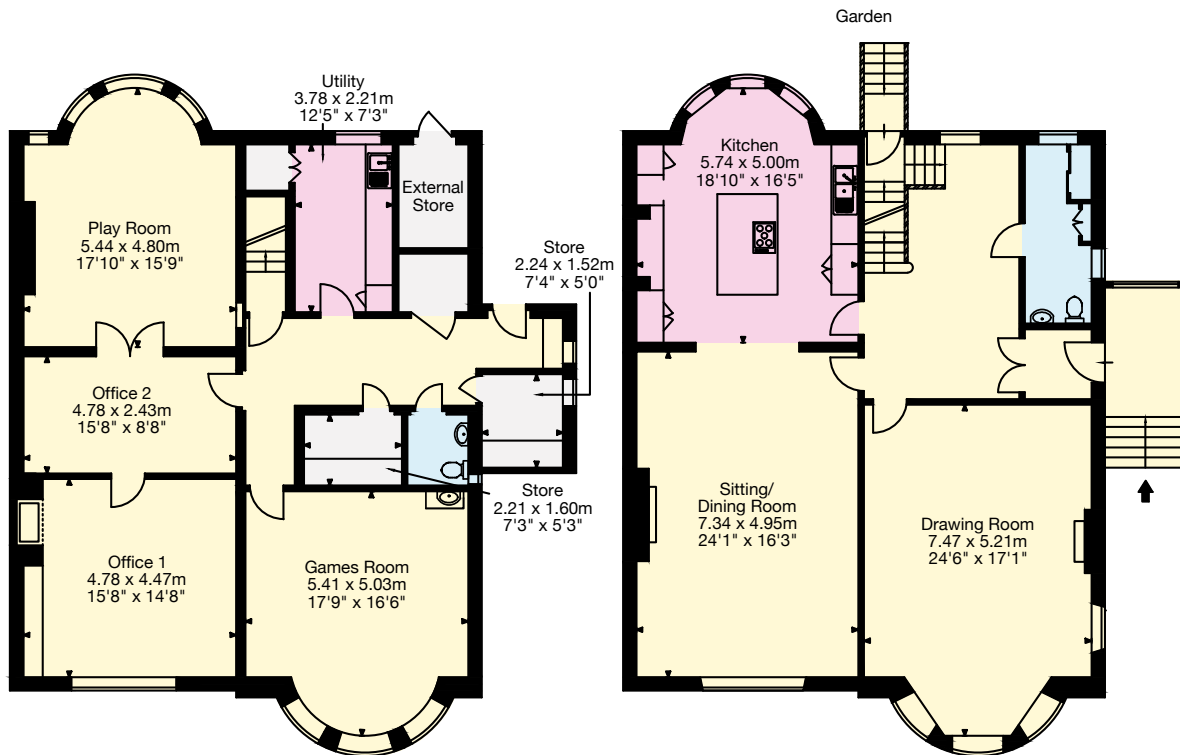
### Services

Mains Water, electricity and gas fired central heating. Underfloor heating is on the hall floor and in 3 of the 4 bath/shower rooms.

### Tenure

1000 year lease from 25th March 1864.





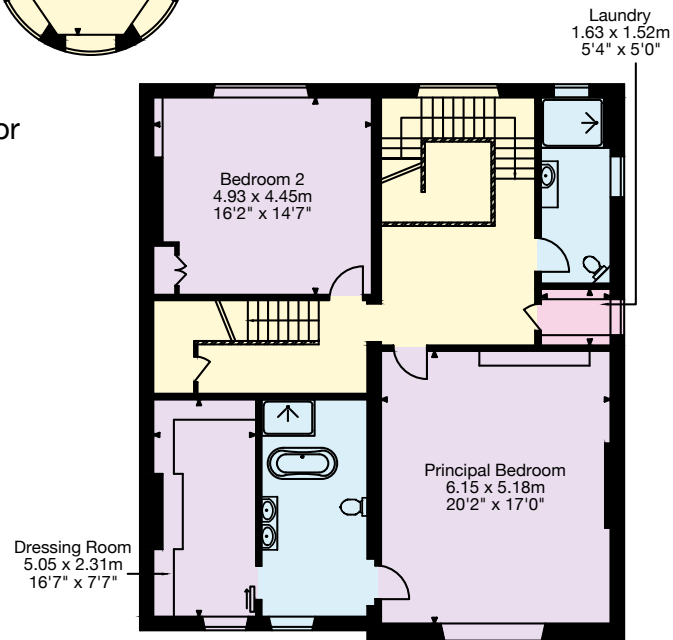
Approximate Gross Internal Floor Area  
Main House = 508 sq m/5,467 sq ft



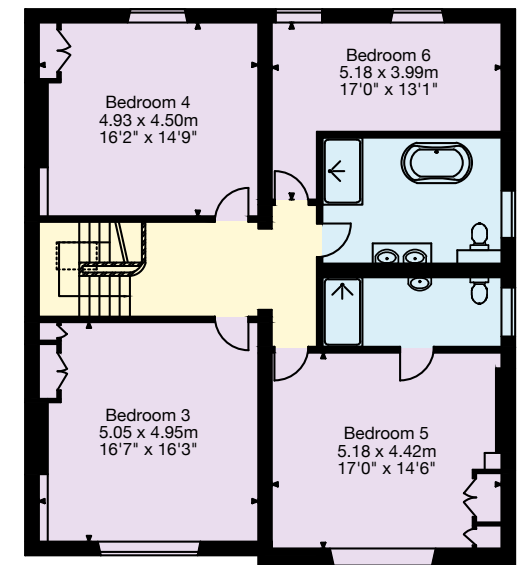
Garden Floor

Hall Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



First Floor



Second Floor

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 text of the Particulars.



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**I would be delighted to tell you more.**

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