

Princess Victoria Street, Clifton, Bristol



An exceptional Clifton townhouse with private gardens and garage.

Location

Princess Victoria Street sits in the heart of popular Clifton Village, boasting a predominantly level walk to the boutique restaurants, shops and delis of Clifton Village, along with Bristol's vibrant harbourside just a short distance away. Close by is the Clifton Suspension Bridge which provides access to Leigh Woods, Ashton Court and beyond.

Description

This house on Princess Victoria Street is an immaculately presented townhouse affording flexible accommodation arranged over four floors, totally nearly 2000 sq2 ft.

This light filled and characterful home has had an impressive and thorough refurbishment in 2019 and is completed to the highest of standards.

The ground floor offers an element of flexibility, with a guest bedroom suite accessed from the entrance hall and an incredibly useful garage and utility room.

On the first floor, there are two bedrooms, each enjoying a pleasant outlook and a high degree of natural light, are serviced by a luxurious family bathroom.

The second floor is almost entirely open plan in nature. A spectacular sitting room, complete with engineered oak flooring, creates a perfect place to entertain, flowing to an extended dining area. There are two sets of Crittall doors from both the dining room and the sitting room, which give access to a beautiful walled terrace and an exceptional walled garden. This impressive space is serviced by a bespoke fitted kitchen, enjoying a range of high end integral appliances and ample fitted storage.

The entire top floor is newly constructed, resulting in a stunning principal bedroom suite, adjoining walk-in dressing room and luxurious en suite wet room.



4



3



2









It is worth noting that from the sitting room, there is access to an extensive cellar, whilst outside to the right of the front door, there is also a useful bike shed.

From the sitting room, a private and sunny level garden is purposely designed to be easily maintained, with raised railway sleeper flowerbeds and a garden gate, offering level access to Caledonia Mews, providing further useful access and a shortcut to the local shops. From the dining room, there is a further beautiful walled garden.

Property information

Tenure: Freehold

Local Authority: Bristol City Council

Council Tax Band: E

EPC Rating: D

Guide Price: £1,375,000

Viewings

By appointment through sole selling agent Knight Frank.





Approximate Gross Internal Floor Area

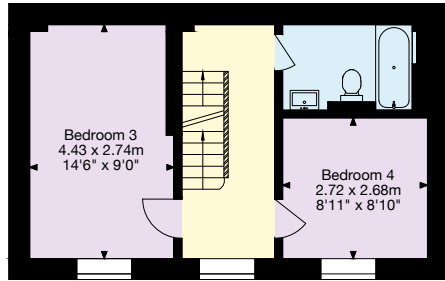
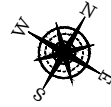
Main House = 184 sq m / 1,980 sq ft

Garage = 8 sq m / 86 sq ft

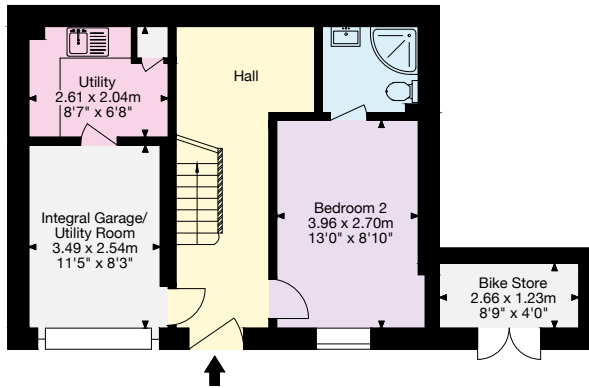
Total Area = 192 sq m / 2,066 sq ft

Courtyard Areas = 57 sq m / 613 sq ft

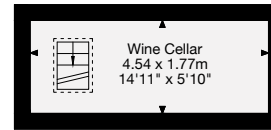
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



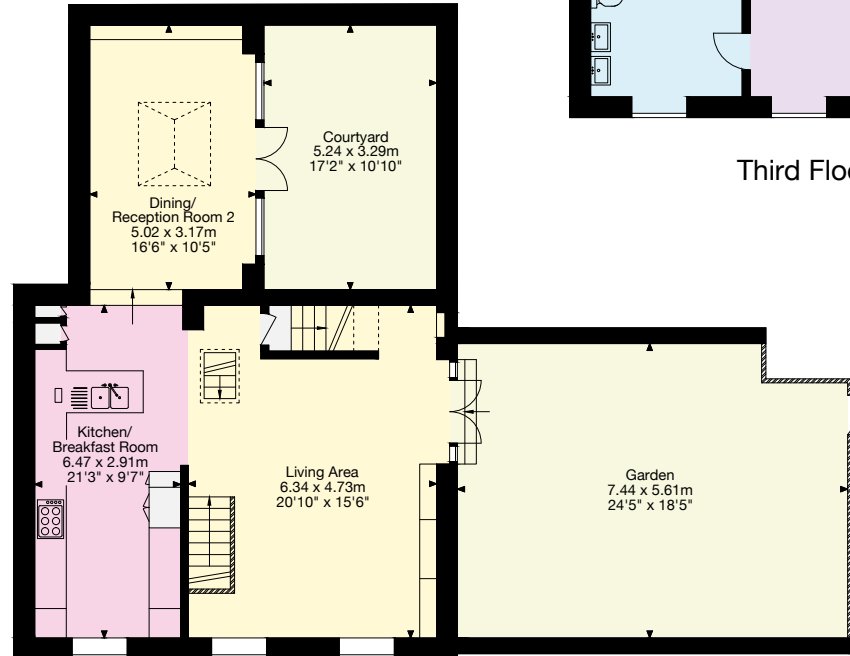
First Floor



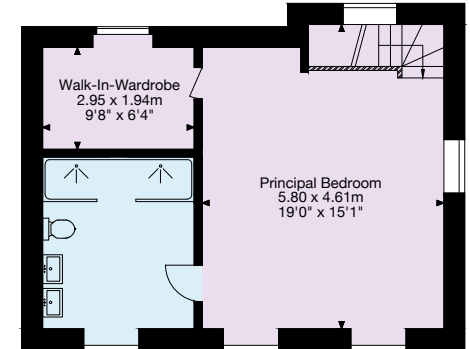
Ground Floor



Cellar



Second Floor



Third Floor

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I would be delighted to tell you more

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