

Hanbury Road, Clifton, Bristol



# An exceptional six bedroom family home with sunny gardens, garage and parking.

## Location

Hanbury Road sits in a prominent and elevated position in the heart of popular Clifton with a host of high-quality amenities close by. To the east, popular Whiteladies Road affords a range of independent shops and supermarkets as well as a weekly farmers market, with Clifton Village to the west boasting an array of independent shops, delis and restaurants. Locally, there is a wide range of outstanding children's nurseries, primary schools and secondary schools in both private and state sectors. Most notably Clifton College, Clifton High, Bristol Grammar School and Queen Elizabeth Hospital (QEH) just a short distance away.

## Description

A particular feature of this outstanding Victorian family home is the reception space on the raised ground floor. To the front, a bay fronted drawing room boasts an abundance of Victorian period charm, proportion and volume, with an attractive outlook and complimented by bespoke working shutters. Also to the front, the sitting room / family snug enjoys the same westerly orientation and outlook.

From a wide and welcoming hallway, a most impressive bay fronted dining room overlooks the rear garden, affording a fabulous Easterly orientation. Period features include attractive cornicing and ceiling rose with a feature fireplace complimented with stunning engineered wood flooring. This attractive room flows beautifully to a bespoke kitchen, enjoying a range of high-end integral appliances and ample storage. From the kitchen, there is access to an attractive conservatory which overlooks the sunny rear gardens and offers the perfect place to entertain, or simply to relax.



6



5



5



EPC  
D







On the first floor, a principal bedroom boasts a most attractive outlook with a contemporary en suite bathroom with separate shower. The guest bedroom overlooks the rear garden and has access to a further en suite shower. A luxurious family bathroom with a separate shower complete the accommodation at this level.

There are two mezzanine level guest double bedrooms, one with extensive wardrobe space. On the second floor, there is a further guest suite with en suite shower room and extensive storage.

On the lower ground floor, there is a superb independent one-bedroom apartment affording a contemporary kitchen and cosy sitting room as well as a separate shower. Access is via the large garage which itself offers ample storage.

At the rear of the property, a generous level and sunny garden blends sun terrace, level lawn and established flowering shrubbery and mature borders. To the front, there is parking for two cars.

## Property information

**Tenure:** Freehold

**Local Authority:** Bristol City Council

**Council Tax Band:** G

**EPC:** D

**Viewing:** Strictly by appointment only with agents Knight Frank.







## Approximate Gross Internal Floor Area

Main House = 390 sq m / 4,201 sq ft

Garage = 22 sq m / 244 sq ft

Total Area = 412 sq m / 4,445 sq ft

(Including areas of restricted height)

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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Particulars dated April 2023. Photographs and videos dated April 2023.

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