

# Manilla Road

Clifton



An impressive, Period home located in the heart of Clifton Village with landscaped garden and off street parking.



### Summary of accommodation

#### Main House

##### Basement

**Ground Floor:** Entrance hall | Sitting room | Dining room | Utility room | W.C | Kitchen/breakfast room

**First Floor:** Three bedrooms | Family bathroom

**Second Floor:** Three bedrooms | Family bathroom

#### Garden and Grounds

Garage | Two parking spaces



## Situation

(Distances and times are approximate)



End of Terrace House in Clifton offers a prime location with convenient access to Clifton Village's independent shops, cafes, and restaurants. The iconic Clifton Suspension Bridge is just 1 mile away, perfect for scenic walks and enjoying the Avon Gorge views.



There is easy access to excellent schools. Nearby independent options include Clifton High School (0.3 miles), Clifton College Prep (0.4 miles), and Bristol grammar School (0.7 miles). Local state schools include Christ Church Primary (0.2 miles) and St John's Primary (0.5 miles), both rated 'Outstanding' by Ofsted, and Cotham School (1 mile), a 'Good' rated secondary academy.



M5 Motorway (Junction 19): Located roughly 5 miles to the west.



Bristol Temple Meads Railway Station: Situated about 2 miles to the southeast, providing extensive rail services across the UK.



Bristol International Airport: Approximately 8 miles to the south, reachable in about 20 minutes by car.



## The Property

A spacious and light-filled residence offering a versatile living environment which has been meticulously renovated and maintained by the current owners over the past couple of years.

Step through the original wooden front door into an entrance hall with a stripped oak floor, leading to the exceptionally designed open plan kitchen, dining and sitting area which overlooks the rear landscaped garden. The kitchen space, equipped with quartz worktops and a peninsula island, extends to a gorgeous dining room, with glazed ceiling and dual aspect glass doors. The sitting area features a wood-burning stove and bespoke cabinetry, seamlessly connecting to a modern kitchen. There has been a separate utility and boot room cleverly integrated to the floorplan, along with a cloakroom and w.c., provide practical functionality.

The elegant sitting room at the front of the home features a herringbone parquet floor, south-facing bay window with sash windows and New England shutters, and a feature fire surround with an electric cast iron stove.

Upstairs, six double bedrooms are complemented by well-appointed family bathrooms on each floor, offering flexibility for families of all sizes and the option for home offices



## Outside

Outside, the fully enclosed rear garden is professionally landscaped with a paved dining terrace and artificial lawn, ideal for outdoor dining and children's play. Additional features include a secure basement with storage and workshop space, off-street parking with eligibility for a Clifton Village Residents Parking Permit, and a pedestrian gate for easy access.

## Property Information

**Tenure:** Freehold

**Services:** All mains

**Local Authority:** Bristol City Council

**Council Tax:** Band G

**EPC:** D

**Guide Price:** £1,675,000

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area  
256 sq.m / 2,756 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.



Bristol  
1 The Mall  
Clifton  
BS8 4DP  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

Xara Grigg  
01173 171998  
[xara.grigg@knightfrank.com](mailto:xara.grigg@knightfrank.com)



**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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