

19 Royal Park, Bristol

ROYAL
PARK
HOUSE

ROYAL
PARK
HOUSE

An impressive detached Victorian family home in the heart of Clifton with private gated parking and a south-west facing garden.

Accommodation

Ground Floor Entrance hall | Kitchen/dining room | Family room | Sitting room Reception Room | Guest bedroom | Guest bathroom | Utility | Airing Cupboard

First Floor Principal bedroom, dressing room and en-suite
3 further double bedrooms, one ensuite | Family bath and shower room

Outside Enclosed garden and terrace | Private parking | Powered Storage Shed

The Property

Located in the heart of Clifton, Royal Park House is a stunning detached property offering Victorian charm with all the comforts of modern living. Featuring five double bedrooms, an open-plan living area with bi-fold doors, gated private parking and a south-west facing garden. Royal Park House is a well-proportioned family home with ample room for entertaining. The location is serviced by various well-renowned private and public schools which a short walk away; Clifton College, Clifton High School and Christ Church CofE primary.

The bright interior is presented over two floors and is well arranged for family living. The entrance of Royal Park House is an impressive double storey hall, with period tiles and a modern chandelier as main focal points. At the front of the property are two large bay fronted reception rooms, both with working fireplaces, which offer flexibility for function; currently used as a formal lounge and playroom. The main living space is the kitchen, breakfast and family room; this open-plan living area is flooded with natural light thanks to the sky lighted ceiling and expansive bi-fold doors that lead out to the beautiful south-west facing garden. The kitchen is well equipped, with double ovens, an induction hob, American style fridge-freezer, a functional breakfast bar and underfloor heating through the open-planned space. There is a utility room with ample additional storage and side access with a keyless entry system, and a separate, good sized airing cupboard. At the rear of the property there is a dual aspect guest bedroom with its own access to the patio and garden, and a well-presented guest shower room.









The first-floor hosts 4 well-proportioned and sun-filled bedrooms. One of which, the bay fronted principal suite, boasts of a walk-through dressing area and ensuite with a walk-in shower, bath and double sink vanities. There are an additional three double bedrooms on this floor, one with an ensuite. All bedrooms are dual aspect or bay fronted which ensures all rooms are filled with light throughout the day. The family bathroom on this floor boasts of a walk-in shower and large bath.

Outside

The outdoor space, which wraps around the majority of Royal Park House is reached through various rooms on the ground floor. The bi-fold doors open on to the landscaped patio area and fenced garden, lined with various plants and hedges. Much of the garden can be lit in the evenings, including uplighting on the trees. One corner of the garden boasts of a well-hidden storage shed, which has power. There is private parking for two cars, accessed through electric gates, and an electric car charging port.

Property information

Tenure: Freehold

Local Authority: Bristol City

Council Tax Band: G

EPC: D

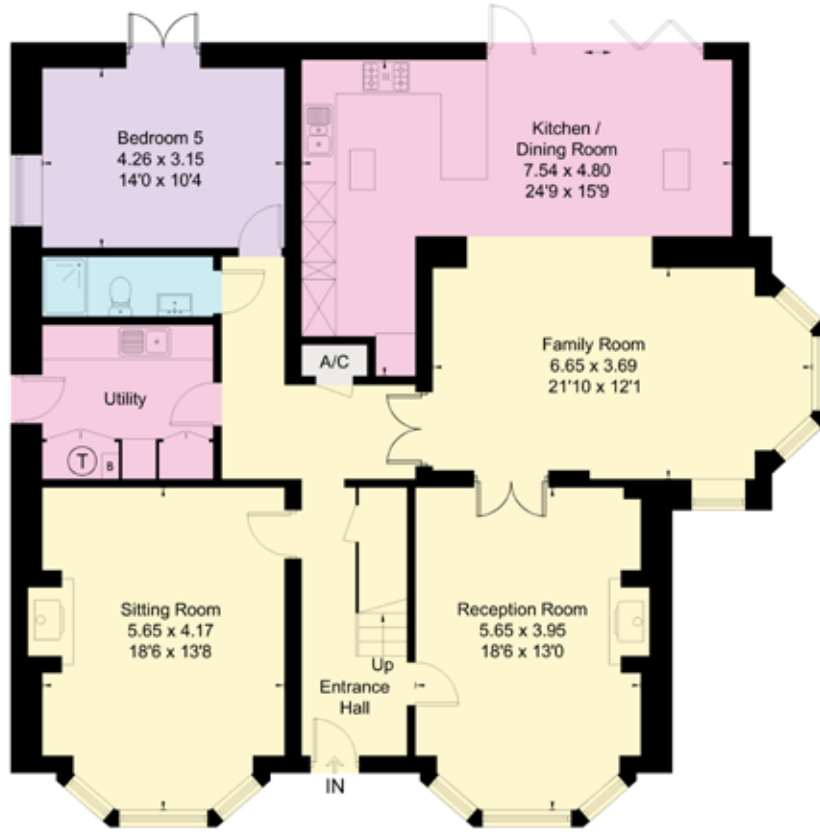
Offers in the region of: £1,950,000



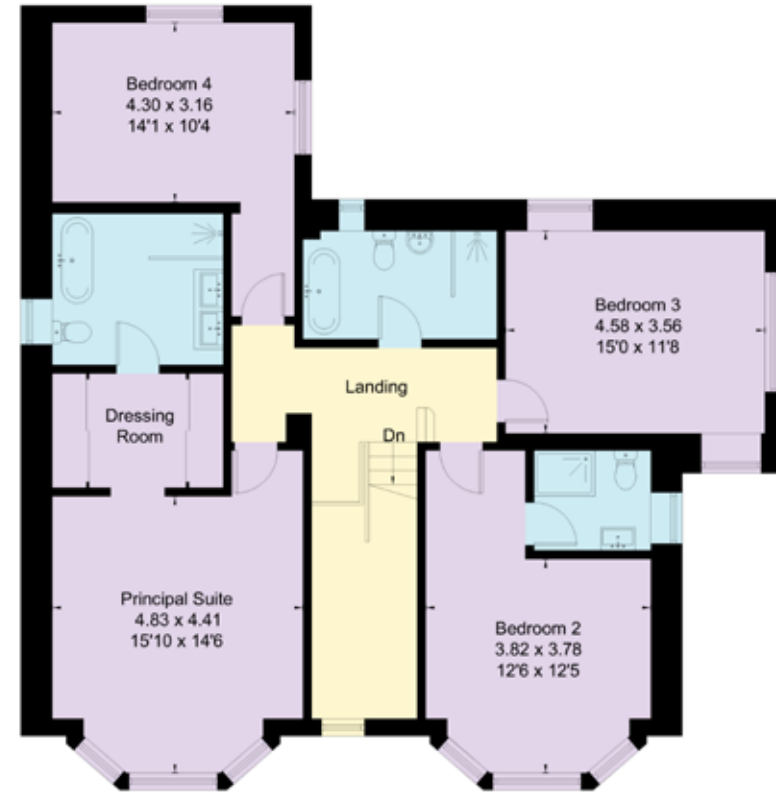
Approximate Gross Internal Floor Area

Total Area = 267 sq m / 2,874 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.



Ground Floor



First Floor

Knight Frank Bristol

1 The Mall

Clifton

BS8 4HR

knightfrank.co.uk

I would be delighted to tell you more

Robin Engley

0117 317 1996

robin.engley@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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value.

Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [April 2024]. Photographs and videos dated [April 2024].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.