



3 GRANGE ROAD
CLIFTON
BRISTOL

3 GRANGE ROAD, CLIFTON, BRISTOL, BS8 4EA

AN ABSOLUTELY STUNNING (CIRCA 3,454 SQFT) 6/7 BEDROOM VICTORIAN TOWNHOUSE METICULOUSLY REFURBISHED AND PRESENTED IN SUPERB CONDITION, CONVENIENTLY LOCATED ON A QUIET ROAD WITHIN EASY WALKING DISTANCE OF CLIFTON VILLAGE, MANY LOCAL SCHOOLS AND WITH THE ADDED BENEFIT OF A SPACIOUS, SELF CONTAINED TWO BEDROOM LOWER GROUND FLOOR APARTMENT.

SUMMARY OF ACCOMMODATION

The main front door leads to pleasant entrance portico with plenty of room to house coats and shoes and has a secondary door leading to the main hallway. The hallway is spacious and all laid (as the entire hall floor is as well) with an attractive parquet style floor. Immediately to the left on entering the hallway is the door leading to the two hall floor reception rooms. The living to the front has a lovely bay window, allowing in plenty of natural light, a lovely original fire place and period cornice work. To the rear of the living room a large archway leads to the formal dining area providing lots of room for a large dining table. This in turn leads to a door to the stunning eat in kitchen which houses some particularly attractive wall and floor mounted units providing plenty of storage. There is also a large island unit providing further storage and a breakfast bar. All of the floor mounted units are topped with an attractive white quartz worktop. Further to this there is ample room for a large dining table and similarly to the living room there is a large bay window which provides lots of light into the kitchen and a pleasant outlook over the rear garden, and access via a door to steps leading down to it. Further to this there is a door leading back into the hallway from the kitchen which also provides access to a downstairs WC and a storage cupboard underneath the stairs.

The first floor provides a stunning master suite, which is situated to the front of the property and provides a spacious double bedroom providing ample room for wardrobe storage and a beautifully appointed ensuite shower room with a double shower, low level WC, a wash hand basin and a heated towel rail. Further to this there is particularly large double bedroom to the rear also allowing plenty of room for wardrobe storage and like the master bedroom has a large bay window with a pleasant outlook. This bedroom is served by a sumptuous family bathroom, luxuriously tiled with marble tiling (as the ensuite bathroom is too) including a large walk in shower, a lovely roll top bath, his and hers wash hand basins and a heated towel rail. Lastly the first floor provides a utility cupboard located at the top of the stairwell.

The top floor consists of three well proportioned double bedrooms, one at the front overlooking Grange Road, one in the middle which is currently used as a useful dressing room and a substantial double bedroom to the rear of the top floor. All three are served by a further family bathroom which houses a large shower, a bath, a low level WC and a heated towel rail.

The lower ground floor is currently arranged as a self contained two bedroom flat, with it's own front door off the front garden area. It consists of a large entrance hallway, an open plan kitchen/living/dining space, two double bedrooms to the rear of the property, a beautifully appointed bathroom and a large storage cupboard situated in the hallway. The flat could either be used to provide a useful rental income, house a dependent relative or quite easily be brought back into the house to provide further accommodation, such as a further reception space, a gym or a cinema room and the stairs leading to it from the hall floor remain in place for ease off doing this if needed.

Outside the property has a useful front garden area leading to the steps to the main front door to the house and also down steps to the front door of the lower ground floor flat. To the rear there is a lovely garden accessed via a terrace and steps at hall floor level. This walled garden is predominantly laid to patio, perfect for outside dining in the warmer months.

LOCATION

A highly desirable backwater address in the heart of the fashionable Clifton Village. Ideally placed, there are a host of amenities in proximity and these include boutiques, bars and restaurants as well as state and independent schooling, primary and secondary. Recreational facilities include health and wellness clubs nearby, golf courses and mountain bike trails in Leigh Woods and the Ashton Court Estate. Clifton Downs offers 400 acres of parkland and woodland, and borders notable landmarks such as the Avon Gorge, Brunel's Suspension Bridge and the Observatory. Clifton is well placed, serving the commercial centre and provides good access to the M32, M4 and M5. There are excellent rail services available from Bristol Temple Meads, approximately two miles distant and an extensive schedule of International flights are available from Bristol International Airport.

OTHER INFORMATION

TENURE - WE UNDERSTAND TO BE FREEHOLD AND FREE

SERVICES - ALL MAINS SERVICES

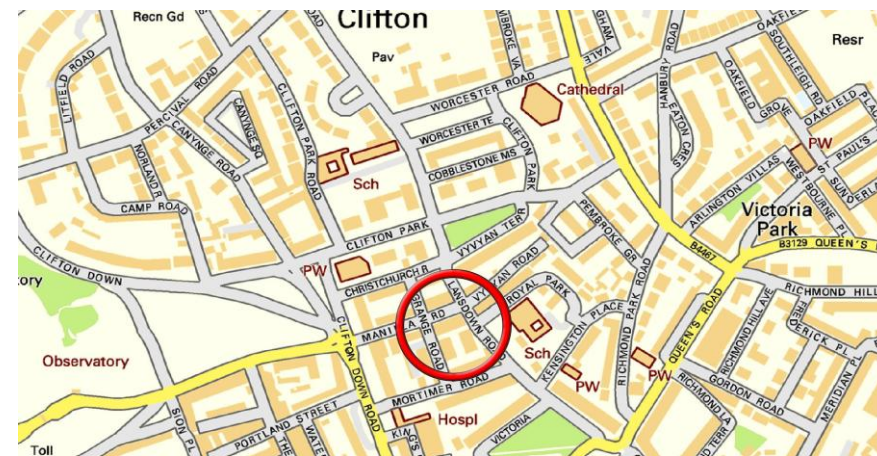
LOCAL AUTHORITY - BRISTOL CITY COUNCIL

COUNCIL TAX BAND - G - £4,552.80 FOR 2025/2026

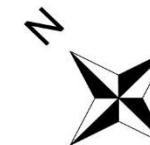
MOBILE COVERAGE - VOICE AND DATA WITH EE, 3, 02 AND VODAFONE

BROADBAND ACCESS - DOWNLOAD 1,800 MBPS AND UPLOAD 220 MBPS

VIEWINGS - STRICTLY BY APPOINTMENT WITH SOLE AGENTS HYDES OF BRISTOL



Approx. Gross Internal Area
3454.90 Sq.Ft - 321.0 Sq.M



IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.







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