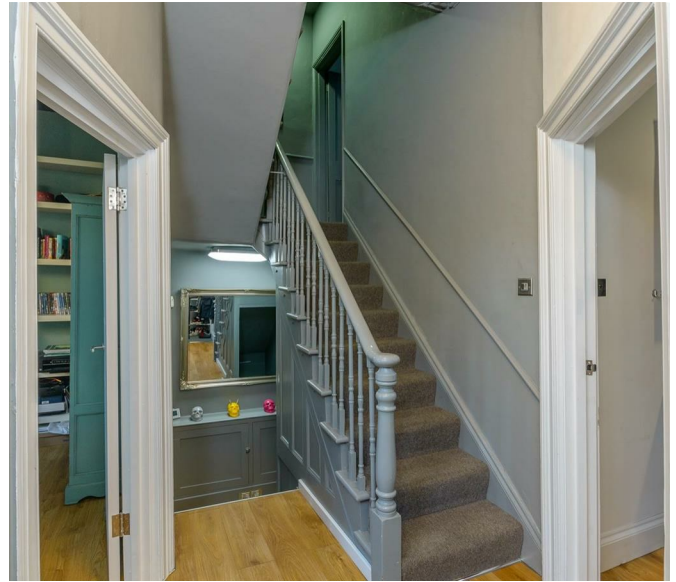


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Boardwalk



"We bought this house primarily for its amazing location. Great schools all around, a lovely park at the end of the road, and Bannatynes Gym and Pool just a few meters further through the park. Combine that with Whiteladies Road and Cotham Hill a short walk away on one side, and Gloucester Road on the other, and you have literally every restaurant and bar you can imagine within easy walking distance and to be also able to walk into the city centre, this really is spot on location. Whatsmore, if you need to get away, Redland Train Station with its quiet, Branchline trains can get you quickly to Temple Meads Station, this has meant we have not needed a car for many years now, not to mention the electric bike chargers in our bicycle rack.

When we bought it, the house needed a lot of our affection. Over the years, we have turned it into a modern townhouse, some have suggested more the style of a boutique hotel, and recently upgraded the ground and basement floors and adapted it for home office working with ethernet in many rooms. Since the pandemic began, the best thing of all has been that it is big enough that you can treat it as your office and family home with ease."

Cotham is one of the most sought-after parts of Bristol and features many tree-lined roads parks, and green spaces. The area is highly convenient being placed in between several hugely popular parts of Bristol; to the north is Redland, Westbury Park and the green expanse of The Downs, a short walk away. To the west are the independent shops and cafes of Chandos Road, Cotham Hill and further to the larger establishments of Whiteladies Road and Clifton. To the south is Bristol City Centre, around a 15/20 minute walk or a short cycle. To the east is Gloucester Road, running through the popular areas of St Andrews, Bishopston and down into Montpelier, lined with hugely popular bars, restaurants and shops. The area is very convenient into or out of Bristol, with Redland train station just around the corner and several bus routes running in the immediate area. For this house, the closest amenities sit on Chandos Road and Cotham Hill nearby. These are roads which are home to Michelin Star and Michelin Guide restaurants such as Bravas and Wilsons. For families, the area also has several great schools nearby including Cotham School and Redland Green along with some independent schools.

Entering this house into a fantastic bright hallway, it's immediately apparent this home offers a lot of space, with stairs leading up and down from this level. On the entrance level the modern quality of the fittings within this house become immediately apparent. To the right of the hallway is a striking modern kitchen with doors opening onto a recently improved, covered outdoor courtyard. The lower levels of this home also offer a living room, additional bedroom, garden room, office/studio, utility and WC, all finished to a high standard. The upper floors of the home comprise of five double bedrooms, including a fantastic top floor with a modern shower room and spacious bedroom with elevated views over the grand streets that surround. The property comes with two separate outdoor spaces, each very private and easily accessed from the house, helping these spaces to feel part of the home itself.



£775,000



Bristol, BS6 6ET



5 Bedrooms



3 Bathrooms

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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