



elephant 

£850,000

4 Ashley Park, St Andrews, Bristol, BS6 5DX

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

4 Ashley Park St Andrews, Bristol, BS6 5DX

Located on a quiet cul-de-sac just around the corner from St Andrews Park is this stylish and spacious Victorian family home with an impressive and well designed kitchen extension.

The property has undergone an extensive renovation over the past several years and has everything and more that the modern family could wish for including four double bedrooms, a fifth bedroom/study, master bedroom with en-suite, a large open plan kitchen/diner/family room, separate living room, utility room, downstairs w/c and a landscaped 50ft garden.

The ground floor accommodation comprises: a vestibule entrance with original stained glass top-light that leads into a spacious hallway providing access to all ground floor rooms. At the front of the property is a living room with large bay window complete with double glazed upvc sashes, ornate cornice/ceiling rose and a cast-iron wood-burning stove. Next door there is a useful separate utility room and downstairs w/c. At the rear of the house the open plan kitchen living space has been created to offer the perfect room for families and socialising with a seamless connection to the garden via bi-folding doors. This room has a tiled floor throughout and a sleek fitted kitchen balancing period charm with contemporary refinement. The kitchen is fitted with a range of handleless wall and base units with contrasting quartz work surfaces, a range of integrated appliances and incorporates a central island with breakfast bar. Located directly off of the kitchen is a snug/family room with striking colour scheme. Both spaces further benefit from underfloor heating.

A staircase leads up to the first floor to three bedrooms and a family bathroom. Bedroom three is located at the front of the property and features a cast-iron fireplace, column style radiators and twin



double glazed windows providing a pleasant view across Ashley Park. Adjacent, bedroom five shares the same outlook and is currently used as a nursery. Bedroom's two and four are both well-proportioned doubles and overlook the rear garden.

Finally, completing the floor is a smartly finished family bathroom which includes a modern white suite with free-standing roll top bath tub, metro style tiled splash-backs, stainless steel steel fittings and a geometric tiled floor.

At the top of the house is an impressive master bedroom with incredible far-reaching views across Bristol and beyond. The bedroom has been tastefully decorated and also offers plenty of extra storage in the eaves. There is an en-suite shower room finished with a white suite and large walk-in shower, complimented with herringbone tiled splash-backs and a tiled floor.

Externally, the front garden has been well maintained with a low rubble stone wall and neatly planted flower beds, whilst the rear garden is a real gem and is presented in three sections consisting of a large stone paved patio/eating area with built-in seating and a raised bed planted with an array of plants and shrubs. Steps lead down to a low maintenance artificial lawn and onto a raised timber decked seating area that takes full advantage of the afternoon and evening sun. A timber framed shed at the bottom of the garden provides plenty of extra storage.

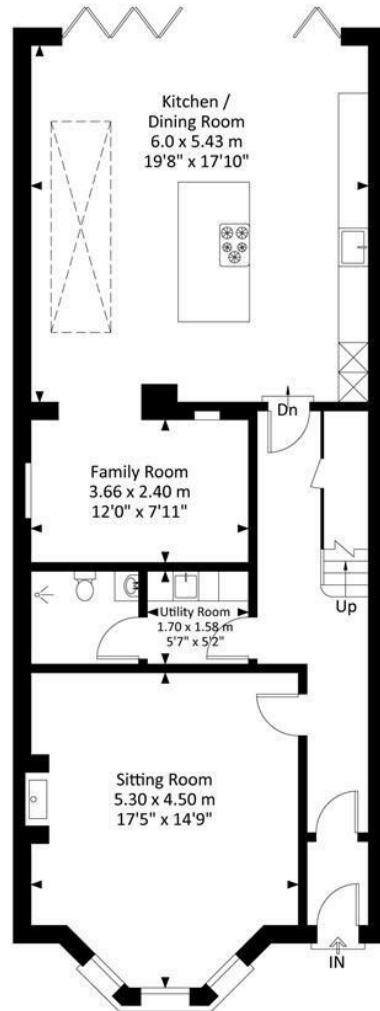
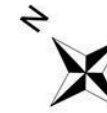
This exceptional family home is conveniently located just around the corner from St Andrew's Park and is within easy walking distance to both The Gloucester Road and City Centre.



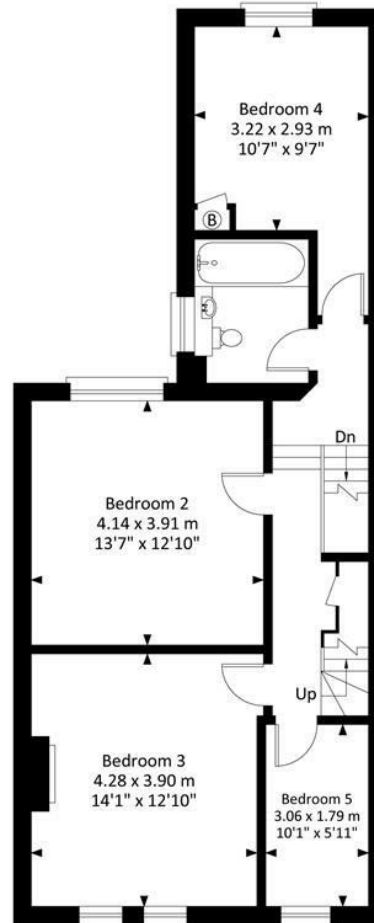


4 Ashley Park, St Andrew's, Bristol, BS6 5DX

Approximate Gross Internal Area = 193.29 sq m / 2080.55 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk