



£665,000

2 Courtside Mews, Cotham, Bristol, BS6 6PS

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Located in a quiet cul-de-sac of just ten properties, this 1970s townhouse occupies an elevated plot in Cotham and benefits from open views across Cotham and Redland. The property forms part of a discreet residential development and offers a refined example of post-war domestic architecture: clean lines, simple materials, and a strong connection between internal and external spaces.

Arranged over three floors, the house offers 1,283 sq ft of internal space, with a layout that accommodates flexibility and privacy. The principal living spaces are positioned on the upper levels to maximise light and views, while the lower ground floor provides adaptable accommodation with direct garden access.

On ground level, the entrance hallway features a shower room / w.c at the front, a staircase in the middle and a studio room with garden access at the back. The studio is a spacious room, currently used as a guest suite and study, with flexibility to suit various layouts. It features a utility area with fitted units, sink, fridge-freezer, slimline dishwasher, and washing machine plumbing. Bi-fold doors seamlessly connect this room to the sunny back garden.

The first floor contains the main living space, comprising a dual-aspect living room with a large picture window, offering wide, elevated views across Cotham and Redland. The adjacent kitchen and dining area is open-plan, fitted with contemporary cabinetry and integrated appliances, and provides ample space for both cooking and eating. Glimpses of Cotham Gardens park can be had from here.



The top floor contains the main bedroom, which enjoys an elevated outlook from the back of the property. There are two further bedrooms on this level, along with a well-appointed family bathroom that includes a separate shower enclosure.

Externally, the rear garden is landscaped for ease of maintenance, with artificial lawn and raised beds and is a sun trap from early afternoon until the end of the day. Backing on to the large gardens of the Victorian villa below, you are surrounded by greenery.

At the front of the property parking is available on the street directly in front of the house with a permanently available space outside of the garage door. Behind the garage roller door is a useful space to keep bikes and outdoor equipment.

Courtside Mews is quietly positioned off Cotham Grove, near the boundary with Redland. The house faces south-east at the front, capturing morning and early afternoon sun and north-west at the rear, which captures the sun from mid-afternoon until sundown- arguably the ideal orientation for a city garden. Its elevated position allows for uninterrupted outlooks across mature trees and the rooflines of the surrounding neighbourhood.

Cotham Gardens is located across the road from the cul-de-sac providing a landscaped park with mature trees and a children's play area. Redland Green is around a ten-minute walk, the Downs a further 10-minute walk in the same direction.

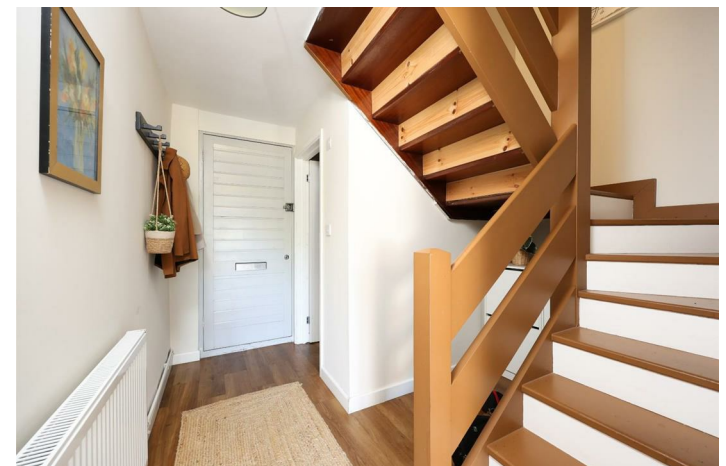


Redland Station is within a five-minute walk, offering direct rail access to Bristol Temple Meads and the city centre. The house is also well connected to Gloucester Road, Cotham Hill, Whiteladies Road and the amenities of Clifton.

The everyday is well catered for with independent shops and cafés on nearby Chandos Road and larger supermarkets available at Clifton Down or along Gloucester Road.

The property is also within the catchment area for several well-regarded schools, including SS Peter & St Paul's Primary, St Johns Primary as well as Bristol Grammar School and other independent options nearby.

The property is freehold and offered with no onward chain.





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Approximate Gross Internal Area = 119.3 sq m / 1283.9 sq ft

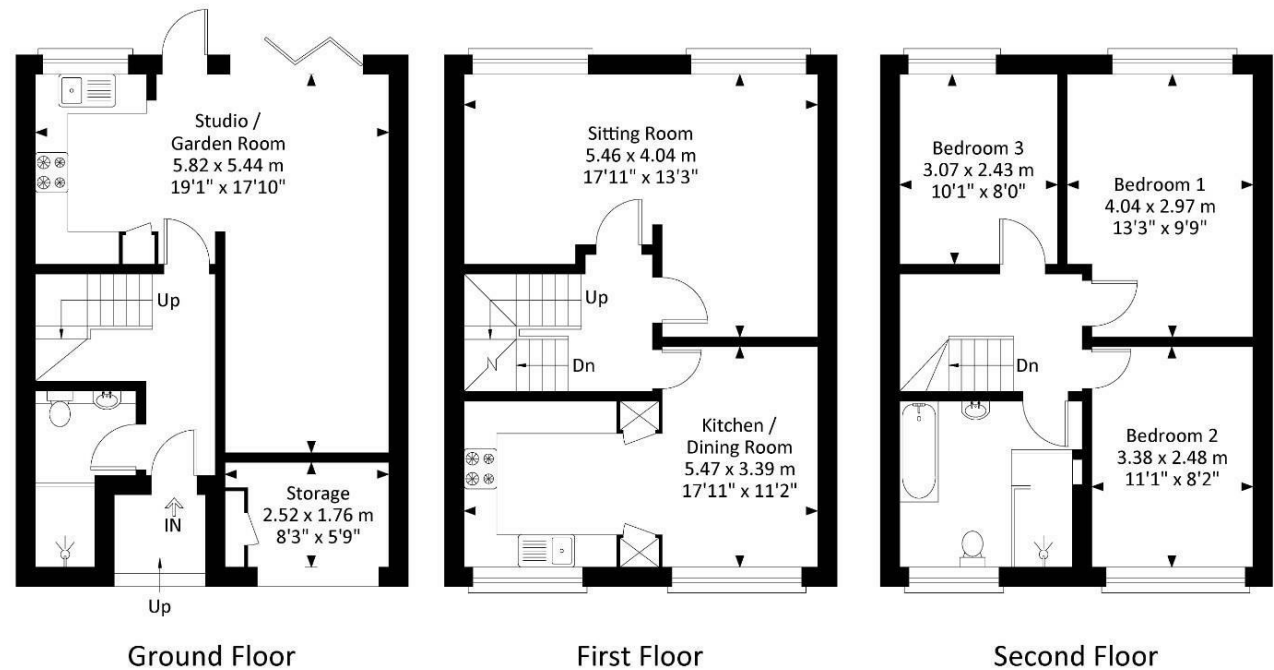


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			72
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	