

cj HOLE
est. 1867

4 Grove Park

Redland, BS8

GUIDE PRICE

£1,250,000-£1,300,00







A charming family home, with driveway parking, front and rear gardens, positioned on a highly desirable quiet Cul-De-Sac, overlooking Cotham Gardens.

4 1 2

Driveway Parking for two cars
Front and Rear Gardens
Period Charm Throughout
Victorian semi-detached family home with Four Double Bedrooms
Highly desirable location overlooking Cotham Gardens

PROPERTY DESCRIPTION

Occupying an enviable position on one of Redland's most desirable roads, this exceptional four-bedroom family home combines beautiful period character with stylish modern living. Grove Park is a peaceful, tree-lined no-through road overlooking a leafy green adjoining Cotham Gardens, offering a wonderful setting in the heart of Redland.

Arranged over two floors, the property is beautifully proportioned, with generous reception rooms, high ceilings, ornate cornicing, elegant sash windows with working original shutters and an abundance of natural light. The current owners have sympathetically modernised the house throughout, undertaking extensive improvements including new sash windows, a new roof with Welsh slate, full rewiring, replumbing, new wooden floorboards throughout (Douglas Fir) and new boilers, while carefully preserving its original charm.

Approached through stone-pillared gates, the property enjoys a private driveway providing parking for at least two cars, alongside an attractive landscaped front garden. An impressive conservatory-style entrance welcomes you into the home, flooded with natural light and featuring beautiful, tessellated floor tiles with underfloor heating which have been designed to mirror the original tiling found in Redland. This leads through to a practical utility and boot room with access to the rear garden.

The elegant central hallway, with its sweeping staircase, sets the tone for the accommodation beyond. To the front, a large, light, bay-fronted reception room, with high ceilings, ornate cornicing, sash windows and a marble fireplace. The heart of the home is undoubtedly the spacious open-plan kitchen and family room, a fantastic setting for everyday family life. Overlooking the rear garden, the room is wonderfully light and airy, with large sash windows, working shutters and a beautiful marble fireplace. The kitchen offers excellent storage and preparation space, with a generous central island, integrated appliances and an Aga. Direct access to the garden makes this an ideal space for entertaining, particularly during the warmer months. A cloakroom and useful storage cupboard complete the ground-floor accommodation.

Upstairs, a bright and spacious landing is illuminated by a large skylight and leads to four beautifully proportioned double bedrooms, each enjoying excellent natural light. A stylish family bathroom with a separate shower serves the bedrooms, while additional loft storage provides further practicality. The upstairs previously offered two bathrooms before it was converted into one very generous space, so there is scope to easily convert back to two bathrooms.







Office: Clifton & Bristol
Salesclifton@cjhole.co.uk

161 Whiteladies Road, Clifton, Bristol, BS8 2RF

Tel: **0117 435 1867**

E: clifton@cjhole.co.uk

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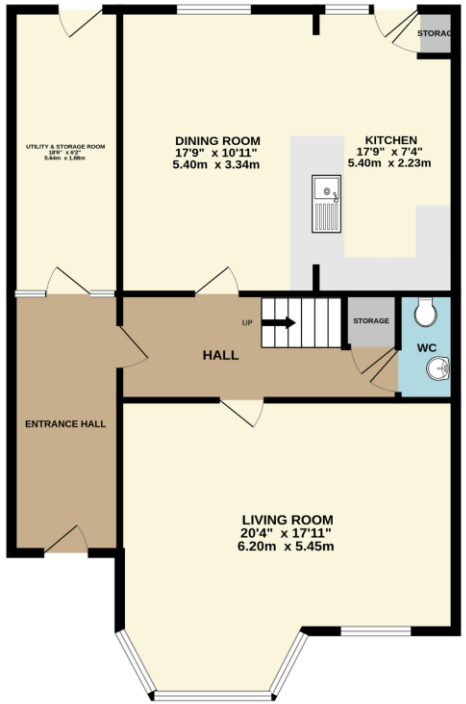
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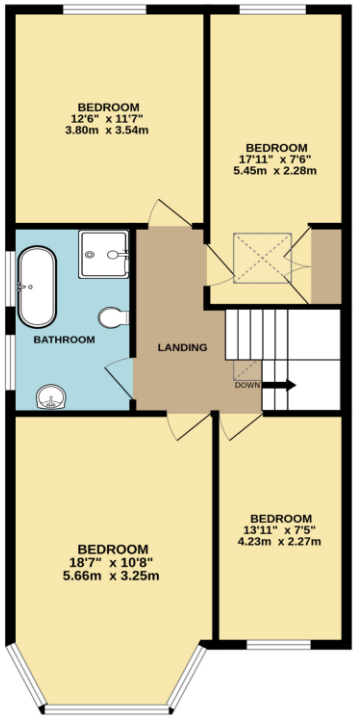
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TENURE: Freehold COUNCIL TAX: F EPC: E

GROUND FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 1883sq.ft. (174.9 sq.m.) approx.

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