



Southwood House, Bannerleigh Road, Bristol, BS8 3PF

welcome to

Southwood House Bannerleigh Road, Bristol

This tremendous top floor flat within STUNNING Southwood House offers light, space and amazing views. The extremely cohesive home offers four bedrooms, two bathrooms, central hallway and open plan living and dining. We are happy to answer questions and arrange viewings...



Top Floor, Southwood House

The location presents privacy and space whilst Clifton Village with it's choice of cafes, boutiques and restaurants are all but a short distance away. Similarly, countless independent schools and facilities are within easy reach as too are prominent sports facilities, parkland and wooded areas such as the Ashton Court Estate.

Entrance

Accessed via splendid flying walkway from street level on Bannerleigh Road complete with traditional stone balustrades and stone handrail. Covered front door leads directly into extensive central hallway/lobby space.

Front Door / Private Staircase

Stylish grey front door leads into private staircase leading up to the top level. The spacious private staircase rises to circa 15 feet ceiling height at it's maximum point in line with the reuturn point and offers forward a rather grand feeling even prior to secondary entry. The staircase is carpeted with wood banisters and decorative spindles finished in brilliant white. The space includes five spot lights and is naturally illuminated via high level sash window to rear garden aspect.

Secondary Front Door Into Hall

White paneled door leads into Central Hallway.

Central Hallway

17' max x 13' 5" max (5.18m max x 4.09m max)
The expansive central hallway really 'sets the scene' and grants a feeling of space that is further found throughout. The hallway is split into various areas and leads toward all rooms with a maximum length of 17 feet. Further benefits include a spacious storage cupboard which further contains the modern boiler, fuse box and communications equipment. Roof access and further storage is located here.

Living Room / Kitchen

24' 4" max x 14' 8" max (7.42m max x 4.47m max)
The Living Room and Kitchen is combined and offers

open-plan credential whilst offering the perfect degree of separation between spaces. The kitchen area naturally works in the space to the the side and the breakfast bar offers functionality and division.

The living space benefits from an abundance of light and a superb outlook with multiple sash windows to the side and rear of the property. Here we find a feature decorative fireplace, multiple spotlights throughout and wooden laminate flooring. The ceiling height here and throughout remains very impressive which is related to the grand proportions of the building throughout.

Kitchen Area

9' 1" max x 8' 8" max (2.77m max x 2.64m max)
The spacious kitchen includes wall and base units and offers plenty of natural light and views to the side via twin side opening windows. The space is complete with tile effect flooring, spot lights, gas hob, integrated oven, feature stainless steel extractor, and breakfast bar. * The gloss finish of the cabinets accentuates the light and is modern and stylish in keeping with the property throughout.

Bedroom 1

15' 10" max x 15' 3" max (4.83m max x 4.65m max)
The primary bedroom is forward facing and capitalises on superb views across the side of Ashton Court Estate with the hills of Dundry in the far distance. This is a constant with all forward facing rooms and really is spectacular within this property. The bedroom offers interest given the part sloped ceilings whilst benefiting from full height all the same. Finished to a high standard with skirtings, wooden laminate flooring and integrated spot lights.

Bedroom 2

18' 5" max x 10' 6" max (5.61m max x 3.20m max)
Bedroom two is finished to the same high standard as the other rooms. Here we find a ceiling Velux and an impressive feature oval portlight window with central pivot. This offers tremendous garden views toward the equally impressive Bannerleigh House and on to the woodlands of Ashton Court in the far

distance.

Bedroom 3

16' 4" max x 11' 8" max (4.98m max x 3.56m max)
Bedroom three looks out over the gardens to the rear and offers splendid space. The layout offers a recessed area upon entry granting a very private feel and the rear facing window would be perfect for a desk or dressing table,

Bedroom 4

The fourth and final bedroom faces out over the front aspect with glorious views over the grounds to the front and toward Dundry. Again this offers great proportions as found elsewhere.

Bathroom

10' 10" max x 8' 2" max (3.30m max x 2.49m max)
Well proportioned family bathroom with window to the rear aspect and very pleasant outlook. The space includes a bath with shower over and glass screen plus stainless integrated thermostatic unit, basin, WC, chrome towel rail and glass shelf. The room is finished to a good standard with large tiles on the floor and walls against the brilliant white paint finish.

Shower Room

The shower room is also well proportioned and features a Velux roof window. The space contains a walk-in 1000mm x 780mm shower cubicle, WC, basin, chrome towel rail and tiled splash back. Finished with stylish oversized grey tiles.

Agents Comments

The property offers tremendous benefits to potential buyers and should attract a wide range of applicants. We do not presume any one sort of buyer but need to mentioned that the current income (before annual planned increase) is £2340 pcm. The space and accommodation offered is unusually spacious and the top floor position grants and wonderful level of privacy and exceptional views.

Agents Notes

We have been advised that the freehold for the



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welcome to

Southwood House Bannerleigh Road, Bristol

- Prime Leigh Woods Location
- Glorious Converted Historic Building
- Four Bedrooms and Two Bathrooms
- Grand Central Hallway and Additional Storage
- Top Floor Position with Tremendous Views

Tenure: Leasehold EPC Rating: D

guide price

£525,000



Please note the marker reflects the
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CLI107775 - 0003

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