



MAGGS
& ALLEN

88 CRANBROOK ROAD

REDLAND, BRISTOL, BS6 7DB

£825,000

A fine and substantial (approx. 2002 sq.ft.) Edwardian family home offering five well-proportioned bedrooms and home-working spaces arranged over three storeys. Featuring an array of beautiful original detailing throughout, and located within the Redland Green School catchment area. Offered with no onward chain.

Approach

A well-maintained front garden with dwarf wall leads to a porch with the original tessellated floor, attractive columns and a mock double door entrance; making for an attractive Edwardian façade.

Ground Floor

Entering into the hallway, from here you will find access to each of the reception rooms.

The front reception offers classic, generous proportions with a large square bay featuring double-glazed timber frame windows to the front elevation, ceiling rose, picture rails and feature fireplace.

The second reception room features a wide opening in turn leading to a breakfast area and the kitchen. A glazed door with windows either side offers a pleasant outlook and direct access to the garden.

The kitchen is fitted with a range of matching base and wall-mounted units, with space for various white goods. To the rear of the ground floor you will find a useful utility room with worktop space, basin and space for another appliance.

First Floor

The bay-fronted master bedroom is located to front of the property, and features attractive detailing such as an original fireplace, cornicing and picture rails. The timber frame double-glazed windows are sympathetic to the original design and help to retain the attractive façade. Sat adjacent is a study/cot room.

Bedroom two is also a sizeable double, retaining the original fireplace and with a rear-facing outlook. Sat adjacent, the family bathroom is fitted with a three-piece suite comprised of a bath, separate shower enclosure, basin and WC.

Second Floor

The second floor is comprised of a further two bedrooms, a storage cupboard, and a three-piece bathroom.

Bedroom four is particularly characterful, featuring a front-facing and original pocket dormer and attractive fireplace. Sat adjacent, bedroom five also retains the original fireplace and offers a pleasing outlook from the rear elevation.

The bathroom is fitted with three-piece suite comprised of a bath, WC and basin.



Externally

Externally, the 50ft rear garden has been thoughtfully landscaped, featuring a limestone patio beneath a pergola with an established grapevine. To the rear portion of the garden, the raised nature of the patio ensures sunlight through much of the day.

A significant addition is the modern garden office—designed by ‘Little Green Rooms’—which is equipped with light and power, providing an ideal professional workspace.

The property also benefits from gated access to a well-maintained vehicular rear lane.

Vendor's Comments

"This has been our family home for the past 12 years and we have loved living here. The top bedrooms have been ideal for the children, giving them a real sense of independence and great view across the houses. Outside, the soundproofed garden office has been perfect for drum practice, music production and quiet working alike, whilst the grapevine creates an outdoor “room” in summer which we have used as a dining space for family and entertaining. It provides welcome shade from the heat of the summer sun.

Our home has been convenient for schools, parks, shops and the train station - all accessible via a 10-15 min stroll, and parking has rarely been a problem. We are relocating away from Bristol and will miss this home greatly."

Location

A fabulous area, and unsurprisingly amongst Bristol’s most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience.

Chandos Road is famous for its array of highly regarded eateries, including Snobby’s and the Michelin Star Wilson’s, whilst neighbouring Westbury Park - on its doorstep - offers an selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Cultural richness thrives with art galleries and theatres, whilst Redland is also home to Bristol University and Redland Green School, meaning it is an academic hub within the city.

Redland's location ensures easy transportation access, making it a gateway to explore Bristol and beyond.

Schools

Redland Green School - Distance: 0.24 miles

St Bonaventure's Catholic Primary School - Distance: 0.33 miles

Bishop Road Primary School - Distance: 0.46 miles

Westbury Park School - Distance: 0.6 miles

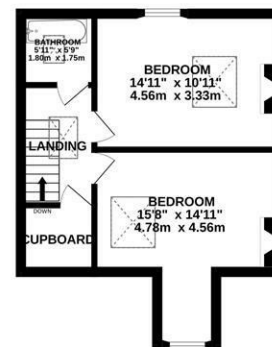
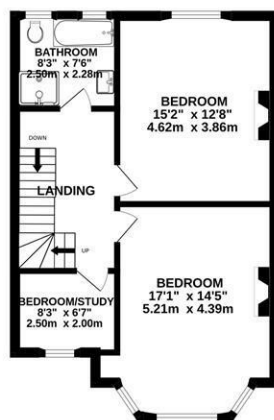
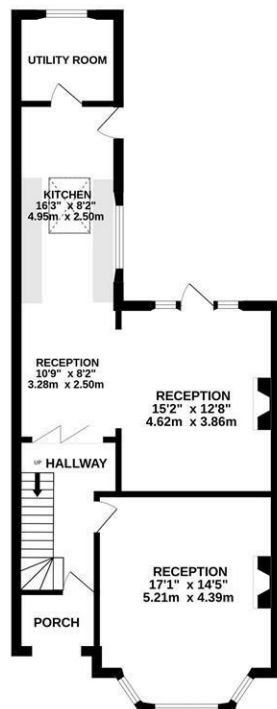
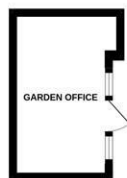


GARDEN OFFICE
184 sq ft. (17.7 sq.m.) approx.

GROUND FLOOR
829 sq ft. (76.2 sq.m.) approx.

1ST FLOOR
626 sq ft. (58.2 sq.m.) approx.

2ND FLOOR
481 sq ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 2002 sq.ft. (186.0 sq.m.) approx.

Floor Area not including Garden Office: 1898 sq.ft. (176. sq.m.) approx.

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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- An exceptional, substantial Edwardian family home
- Five well-proportioned bedrooms comprised of four doubles and one single
- Boasting an array of attractive original detailing throughout
- There may be the option of a secure garage to rear subject to separate negotiation
- Open-plan kitchen/lounge-diner to rear with direct access to the garden
- Well-sized low-maintenance rear garden with rear access
- Insulated and powered garden office with sedum roof
- Impressive bay-fronted front reception room featuring a wide bay and fireplace
- Redland Green School APR
- Offered with no onward chain

Guide Price: £825,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

**MAGGS
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