



Redland | £850,000

leese & nagle 

25 Chandos Road, Redland, Bristol BS6 6PQ

- Bespoke Oak Frame Design
- Substantial Open Plan Living Spaces
- Three Double Bedrooms
- Luxury Bathrooms
- Central Redland Location
- Off-Street Parking

Lovingly and skilfully created by the owners with an incredible attention to detail, this is a uniquely breath-taking house. It merges a stunning aesthetic with intelligent design that makes for a truly practical yet beautiful family home.

Enjoying a prime position in central Redland, Chandos Road has a unique feel within Bristol, simultaneously feeling both cosmopolitan and also community-focused. The Kensington Arms, Little Hollows Pasta, Wilson's Bread and The Bake Away cover a range of eating out (and taking home) options, with several other independent café-bars also being in the locality. Cotham Hill and Whiteladies Road can be reached in less than ten minutes on foot. The unique open space of The Downs is accessible on foot, with Cotham Gardens offering green space even closer to home. For those needing rail access, Redland Station is close to hand for trains to Temple Meads.

Its unassuming front façade gives little hint at what sits behind and only a viewing can really do it justice, not just to appreciate the materials and finishes, but also to understand architectural design that maximises storage and allows for magazine-style living in the real world.

The front area provides off-street parking with the ability to park on the road directly beyond, in effect providing an additional space. A bike store screens the front courtyard area from the road, creating a private sun-trap courtyard. The front door opens into a lobby with substantial storage provision. A character hall, again with significant storage for coats and shoes, showcases natural stone detail and pegged oak beams. The heart of the home is the bespoke Shaker-style kitchen and granite-topped island providing both casual seating and abundant storage. With Belfast sink, integrated dishwasher and a truly impressive larder cupboard, the kitchen forms a great cooking/entertaining space. Illuminated by a large, opaque window there is space to the side to more than comfortably accommodate a sizeable dining table, perfect for entertaining. The use of oak continues with two further utility cupboards that can accommodate a washing machine and tumble drier. Moving across the underfloor gas-heated concrete floor, a few steps take you up to the beautiful exposed oak frame living room. A contemporary wood burner sits into the corner, a study desk is cleverly incorporated into a recess and an elegant staircase turns to the upper floor bedrooms.





The juxtaposition of textures and colours with the flooring and beams creates a calming space. This feeling of tranquillity in the city is only enhanced by full-width bi-fold doors that open seamlessly onto the enclosed garden. With bespoke hand-made encaustic tiles, a maturing silver birch and vines to provide greenery and an area of artificial grass, this enclosed space is ideally set up for relaxation and outside dining.

The principal bedroom is positioned on the ground floor to the front of the property and has window and French doors opening onto the sunny courtyard. The bed is set under a spectacular double-yoked beam. A good-sided walk-through dressing area allows the sleeping space to remain uncluttered and restful and leads to an en-suite WC. The hall also hosts the main bathroom, featuring built-in jacuzzi bath and steam room/shower with seating, all concealed behind antiqued mirrored doors, the perfect space to kick-start or wind down your day in sumptuous surroundings.

The two other bedrooms are accessed via the stairs from the living space. Built into the sling brace truss they are double sized rooms with each having a raised platform set into the oak frame. One has a Juliet balcony overlooking the garden. Both have alcove areas not easily photographed that provide storage space. Both rooms currently accommodate desks together with other free-standing furniture as well as double beds. The raised platforms currently provide additional personal space for younger family members. These platforms were designed to be readily removable, depending on how an owner wants to use the rooms. They are serviced by a striking shower room accessed from the landing.

Quite simply a wonderful home that redefines city living and provides a unique opportunity to live in a fantastic location with a home that has both exceedingly practical and exceptionally beautiful, as well as being unique within this prized area.

Local information:

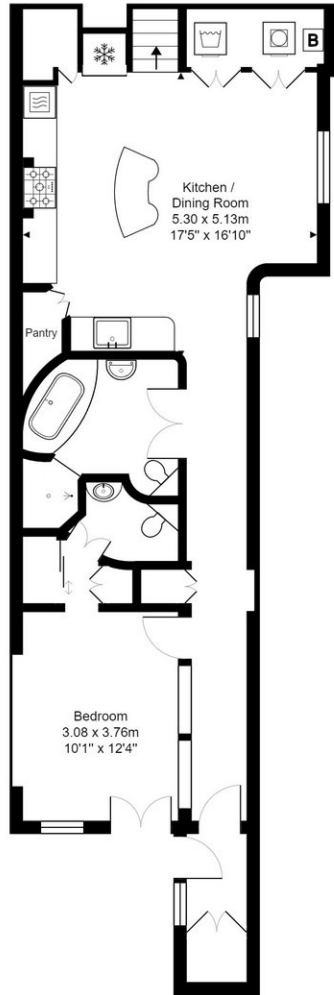
- Redland Station – 0.3 miles
- Everyman Cinema – 0.5 miles
- Bristol Hippodrome – 1.1 miles
- Cotham School – 0.5 miles
- St. John's CofE Primary – 0.4 miles
- Cotham Garden Primary – 0.6 miles
- Cotham School – 0.5 miles
- Clifton College – 1.1 miles



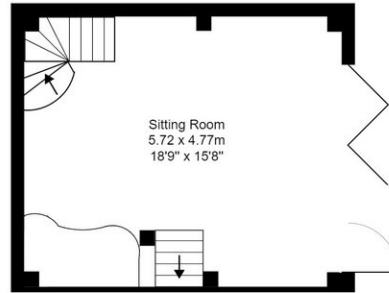
Energy Performance Certificate
Rating C



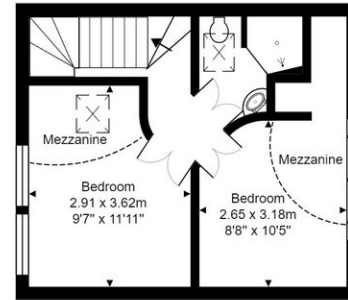
25 Chandos Road



Ground Floor
Area: 67.5 m² ... 726 ft²



Ground Floor Upper Level
Area: 27.9 m² ... 300 ft²



First Floor
Area: 27.9 m² ... 300 ft²



Total Area: 123.2 m² ... 1327 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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