



Flat 2, 4 Cambridge Park, Bristol
£800,000

elephant 

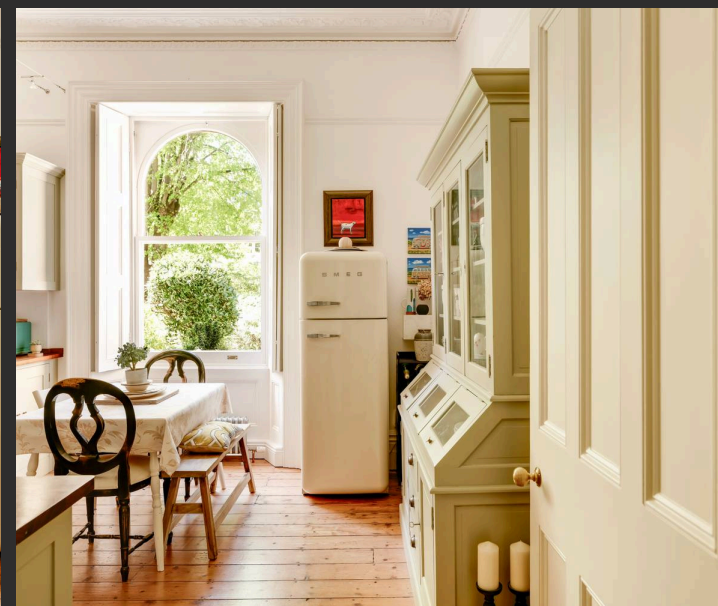
Flat 2

4 Cambridge Park, Bristol

- Two-bedroom flat set within an impressive period building
- Separate studio/annexe offering additional living or workspace
- Gated entrance with private parking to the rear
- Spacious living room with bay window, shutters and marble fireplace
- Period features including ornate cornicing, ceiling roses and arched sash windows
- Kitchen with shaker cabinetry, wooden worktops and dining space
- Two well proportioned double bedrooms
- External studio with kitchenette, bathroom and flexible upper level
- Well located for Clifton Downs, Whiteladies Road and Redland Green School
- 1509 sq ft

Set within an impressive period building on Cambridge Park, this two-bedroom hall floor flat offers generous proportions and a strong sense of character, complemented by a separate studio/annexe that provides additional and highly flexible space.

The property is approached via a gated communal entrance, with a lawned front garden creating an attractive setting. A driveway runs alongside the building, leading to private parking at the rear.



Inside, the scale and detailing of the home are immediately apparent. Period features have been carefully retained, with cream carpeting running through the main hallway, living room and bedrooms, contributing to a cohesive and well-kept finish.

The living room is particularly well proportioned, with ornate cornicing, a central marble fireplace and a bay window fitted with arched sash windows and wooden shutters. The room benefits from good natural light while maintaining a calm and settled feel.

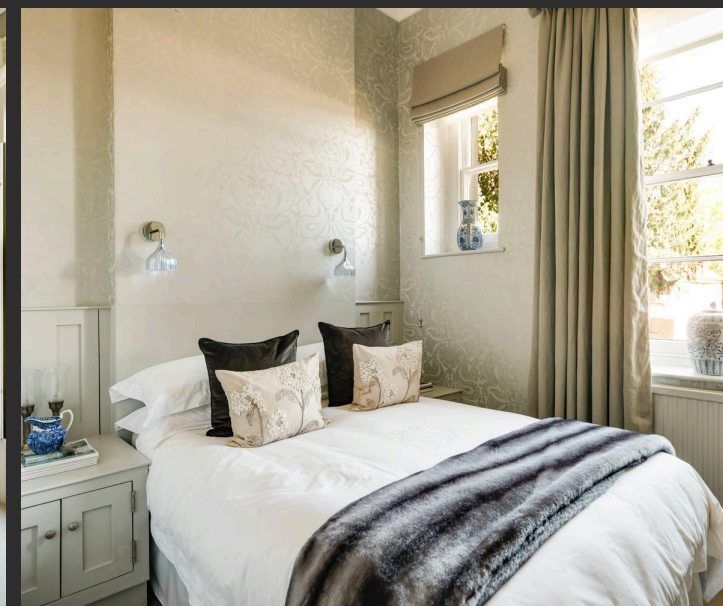
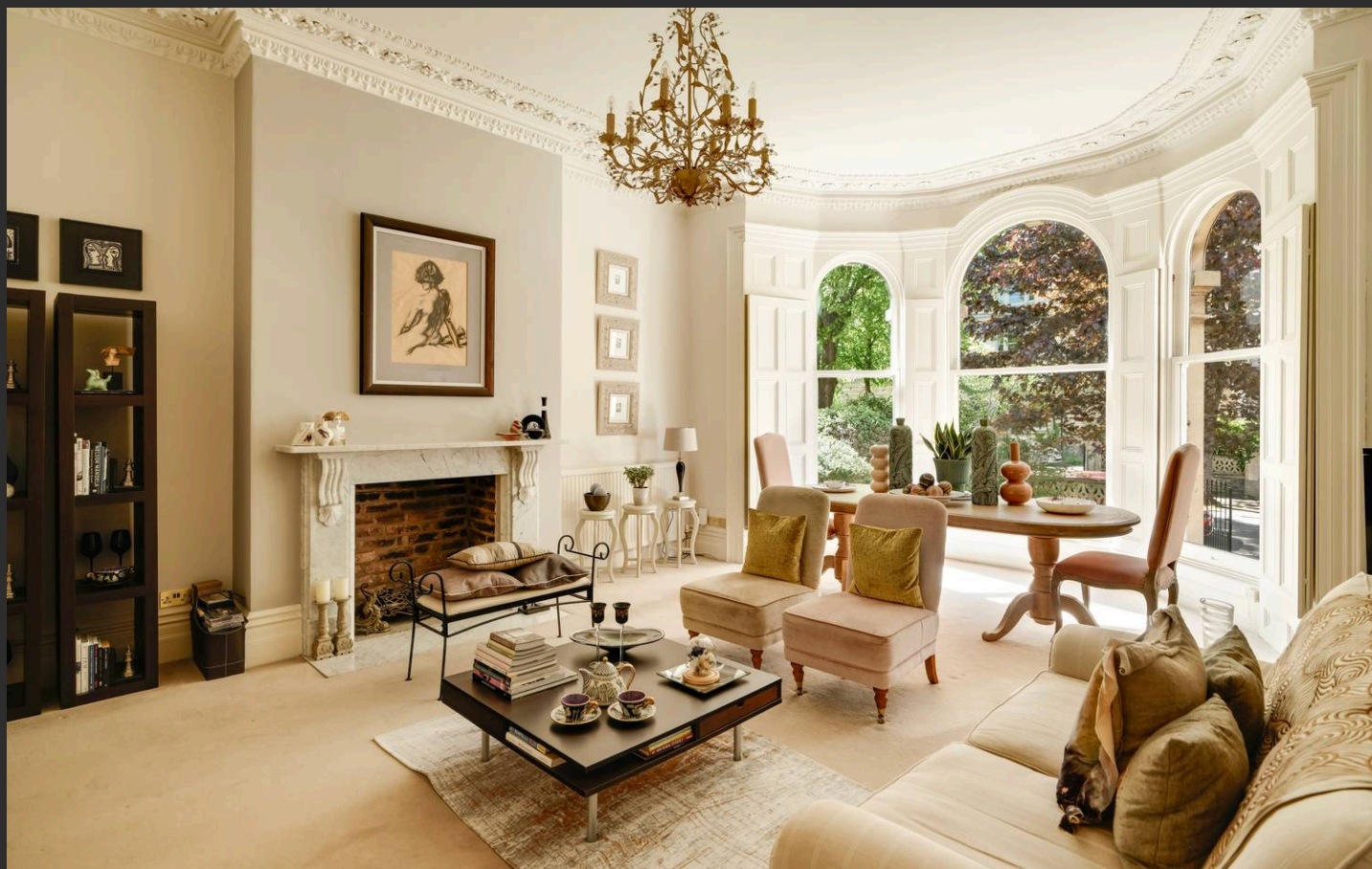
Adjacent, the kitchen is both practical and well arranged, with Plain English shaker-style cabinetry, a double Belfast sink, wooden worktops and space for dining. A further arched sash window brings in light, while stripped wooden floorboards add contrast and texture.

Both bedrooms are comfortable doubles. The principal bedroom features a large bay window and offers ample space for additional furniture. The second bedroom includes built-in storage and has been finished with decorative wallpaper, adding a subtle sense of character.

The bathroom is arranged with a shower-over-bath, heated towel rail and a sash window, and is finished in neutral tones for a clean and practical feel.

A particular strength of the property is the separate studio/annexe, positioned externally and offering a high degree of flexibility. The ground floor includes a kitchenette with a Belfast sink and fitted units, alongside a wet room with characterful striped tiling. Exposed stone detailing adds texture, while French doors open onto the outside, creating a natural connection. Stairs lead to an upper level, currently used as a studio and workspace, though equally suited to use as an additional bedroom.

Outside, a patio area provides a spot for outdoor seating, making the most of the available space.

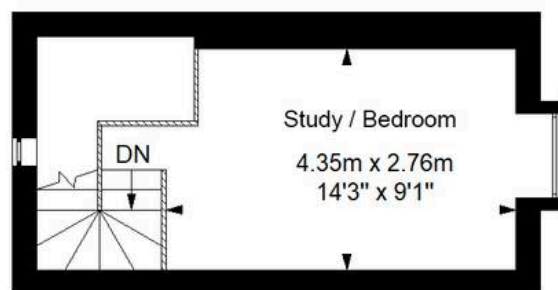


The property is well positioned on the Redland/ Westbury Park border with the open green space of Durdham Downs nearby. Whiteladies Road is within easy reach, offering a range of shops, cafés and restaurants. In closer proximity is the recently opened Loaf cafe/ bakery on the corner of Coldharbour Road and the popular Cambridge Arms pub.



Cambridge Park, Redland, Bristol, BS6 6XN

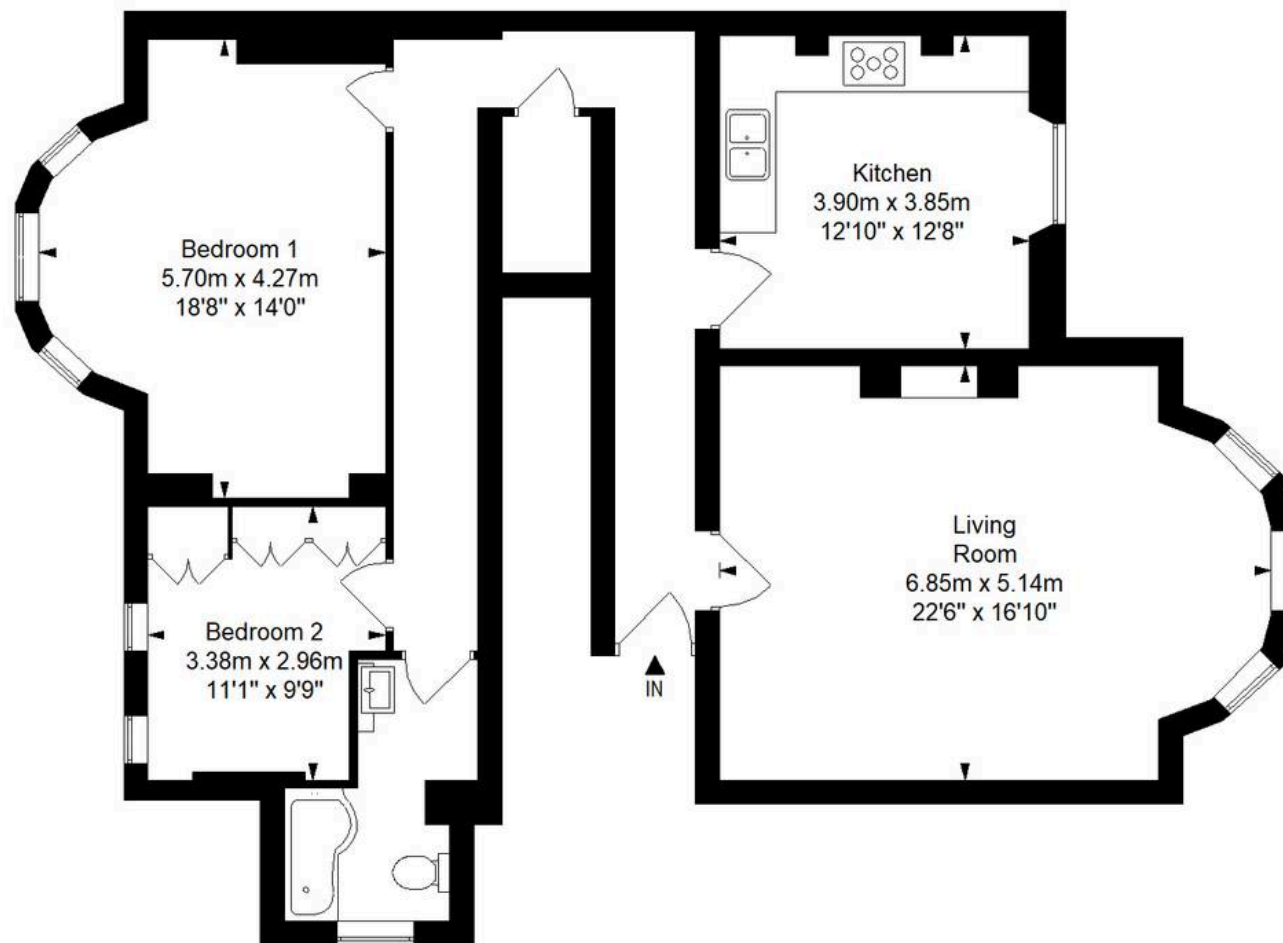
Approximate Gross Internal Area = 108.0 sq m/ 1162.5 sq ft
(Excludes Reduced Studio/ Annexe)
Studio/ Annexe = 32.2 sq m/ 346.6 sq ft
Total Area = 140.2 sq m/ 1509.1 sq ft



**Studio/ Annexe
First Floor**



**Studio/ Annexe
Ground Floor**



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print



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