



91 Chesterfield Road, St. Andrews

Guide Price **£1,100,000**

91 Chesterfield Road

St. Andrews, Bristol

- A substantial seven bedroom home
- 3,173sq.ft (294.sq.m)
- Double-fronted Victorian home
- Retained period features
- Off-street parking
- Utility room
- Open plan kitchen/ living
- Downstairs w/c
- Close to Gloucester Road and St Andrews Park
- Sought-after schools nearby

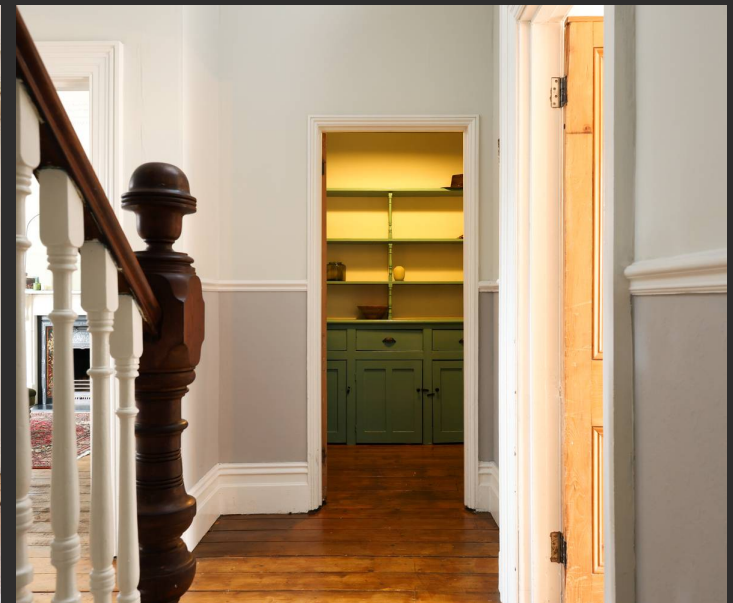
This substantial seven-bedroom double-fronted Victorian home offers an impressive 3,173 sq ft of beautifully presented living space, blending timeless period charm with thoughtful modern enhancements.

Stepping inside, you are welcomed into an entrance vestibule with tessellated tiled flooring, cornicing, and part-glazed double doors with a stained-glass overhead, which sets the tone for the character found throughout. Into the grand central entrance hall, original doors lead to a sitting room, a family room, a kitchen/diner, a cloakroom, and an elegant staircase rising to the first floor.



The sitting room features large double-glazed sash windows and retains decorative cornice, ceiling rose, picture rail, an open cast-iron fireplace with tiled inserts and slate hearth, stripped wooden floorboards, and alcove shelving. Across the hall, the family room retains similar features, including double-glazed sash windows, cornice, a cast-iron period fireplace and stripped wooden floorboards. The property's versatile layout is ideal for family life or entertaining, with the large, open-plan kitchen/dining room at the rear forming the home's social heart. The room is bathed in natural light with glazed double doors leading seamlessly onto the rear garden. The kitchen features high-quality finishes, including Quartz countertops, space for free-standing appliances, and generous cabinetry, all complemented by a convenient adjoining utility room. The ground floor also offers a practical downstairs w/c at the rear of the utility room.

On the first floor, each bedroom is generously proportioned, with elegant period fireplaces, tall ceilings, and double-glazed sash windows, ensuring comfort and flexibility for growing families or those seeking dedicated work-from-home spaces. The principal suite features double-glazed bay windows to the front and has access to a stylish shower room. Across the hall, bedroom two enjoys a peaceful rear aspect and access to an additional ensuite shower room. The third bedroom is ideal for children, guests, or hobbies. The spacious family bathroom completes the first floor and comprises a panelled bath, a wall-hung vanity unit with wash hand basin and storage, a walk-in shower cubicle, and part-panelled walls.



Stairs rise to a part-galleried second-floor landing with natural light coming in via a skylight window and doors to a further four bedrooms. The property was originally built over three floors, and the second floor retains similar ceiling height and room proportions to the lower floors.

The rear garden enjoys a sunny south-easterly aspect. Immediately to the rear of the kitchen/diner, there is a large patio area with ample space for seating and garden furniture. The patio extends onto a lawned area, which is enclosed by a brick wall and feather-edge fencing. A wrought-iron gate provides access to steps leading down to the cellar, which is currently used for storage and has a plumbed sink.

At over 3,000 sq. ft., the property is among the largest in the area. It is further enhanced by the rare benefit of off-street parking for two vehicles and is situated within easy reach of the vibrant Gloucester Road, where residents can enjoy an array of independent shops, cafes, and restaurants, as well as the green open spaces of St Andrews Park just a short stroll away. The area is renowned for its excellent local schools, making this an attractive option for families. Thoughtfully designed to accommodate modern lifestyles while celebrating its Victorian heritage, this exceptional home presents a unique opportunity to enjoy spacious, flexible living in one of the city's most desirable locations.



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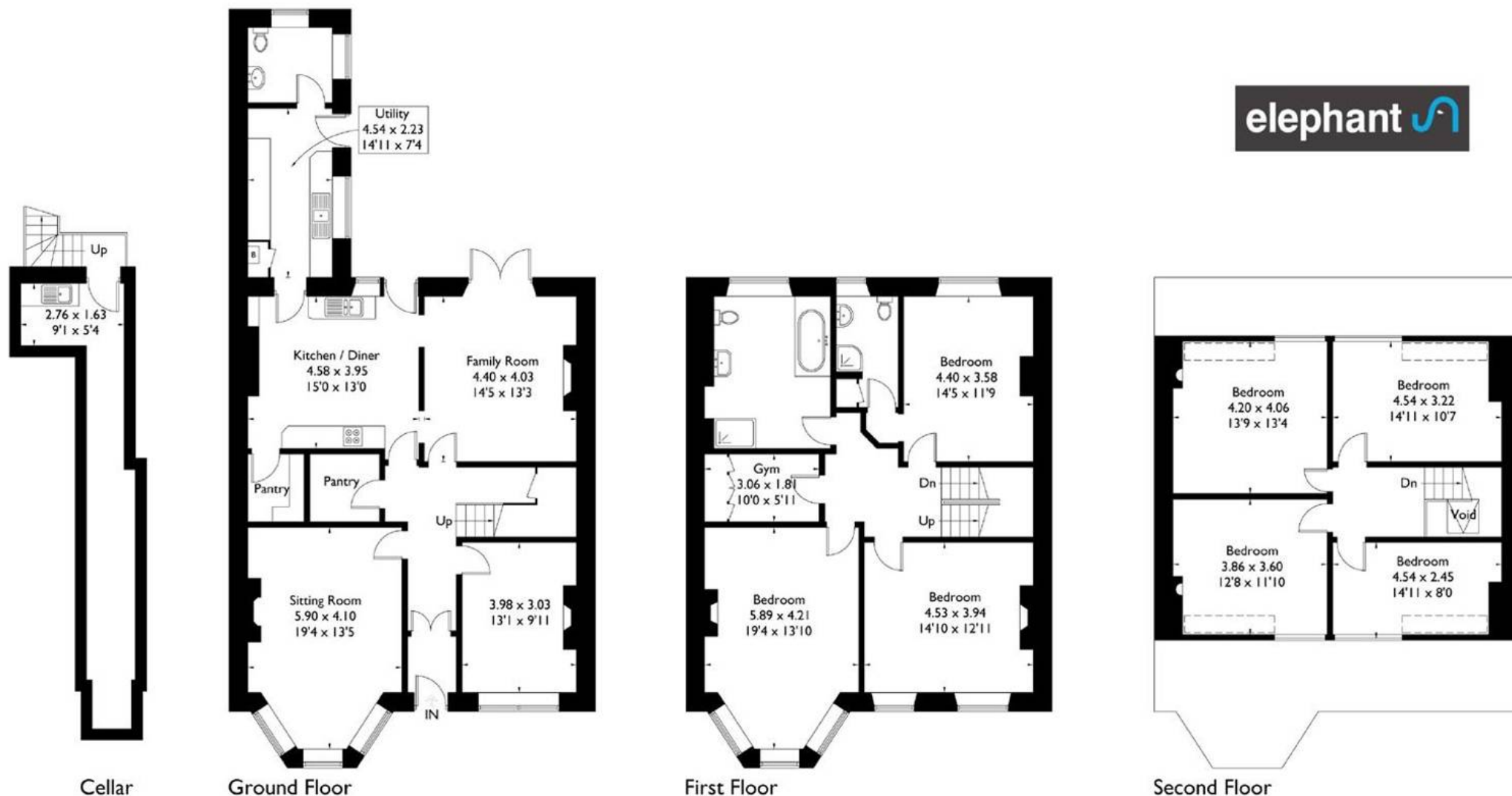
Approximate Gross Internal Area = 274.6 sq m / 2956 sq ft (Excluding Void)

Cellar = 16.5 sq m / 178 sq ft

Total = 2931.1 sq m / 3134 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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