



15 Durdham Park, Redland, Bristol, BS6 6XE

GUIDE PRICE £350,000

 **GOODCHILD**
ESTATE AGENTS

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PROPERTY OVERVIEW

A rare opportunity to acquire a former porter's lodge, now a charming link-detached, single-storey home set within the peaceful and prestigious enclave of Durdham Park in Redland. Tucked away among mature greenery, the property offers fantastic opportunities for redevelopment, modernisation, or reconfiguration, subject to the usual consents.

Property Highlights:

- Unique link-detached mid-century home
- Light-filled dual-aspect living/dining room
- Two double bedrooms and an additional study or guest bedroom
- Separate kitchen with potential to update and extend
- Shower room and additional WC
- Off-street parking
- Freehold
- No onward chain
- Fantastic opportunity for redevelopment (subject to the usual consents)

Location

Redland is one of Bristol's most desirable neighbourhoods, known for its rich Victorian and Edwardian architecture, tranquil green spaces such as Redland Green and Cotham Gardens and a warm, community-oriented feel. The nearby Chandos Road offers a superb selection of independent shops, cafés, and some of Bristol's finest dining spots, including Snobby's and the Michelin-starred Wilson's.

The area is also a hub of culture and education, home to Redland Green School, close to the University of Bristol, and surrounded by galleries and theatres.

Redland combines a peaceful residential setting with excellent transport connections, making it easy to access the city centre and beyond while enjoying the best of Bristol living.

Schools

- St John's Church of England Primary School approx. 0.29 miles
- Westbury Park School approx. 0.3 miles
- Redland Green School approx. 0.38 miles

Additional Information

There is an agreement in place with the flats nearby that this property pays 1/84th of the water rates. The estimate for 2025 is approx. £300 for the year.

This property is being sold by informal tender.

Please note offers are invited in writing either conditional or unconditional at 1pm on Monday 25th August 2025 and are to be emailed to hello@goodchild.co.uk along with any relevant information and proof of funds. Please contact the office for a tender form.

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KEY DETAILS

- Unique Link-Detached Mid-Century Home
- Two Double Bedrooms & An Additional Study Or Guest Bedroom
- Light-Filled Dual-Aspect Living/Dining Room
- Mature Front & Rear Gardens With Privacy
- Off-Street Parking
- No Onward Chain
- Fantastic Opportunity For Redevelopment (Subject To The Usual Consents)

Guide Price: £350,000

Tenure: Freehold

Council Tax Band: C

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: F

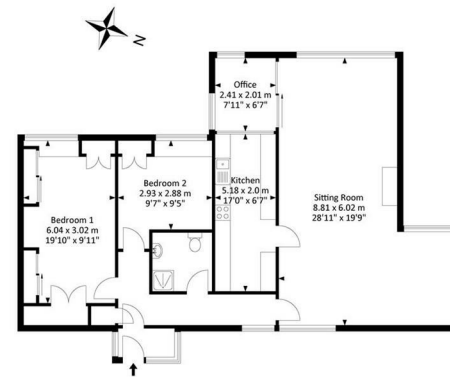
Viewing: By appointment only



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Durdham Park, Bristol, BS66XE
Approx. Area 1068.60 Sq.Ft - 99.30 Sq.M



Ground Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Energy Plus.



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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