

14 WESTBURY PARK,
WESTBURY PARK, BRISTOL, BS6 7JA



In a sought-after position, fronting the Downs, an impressive, elegant and large (circa 4,900 sq.ft.) mid Victorian period family house filled with light with good town gardens front and rear.

Price Guide: £1,500,000

Richard Harding

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Outstanding and gracious 6 double bedroom, 2 reception room accommodation over 3 upper floors PLUS a generous sized flexible ground floor of further rooms with self-contained access.

- An extensive residence of exceptional quality and character, retaining an abundance of original features, and enjoying commanding views.
- A sizeable full head height ground floor, integrated with the main house but also with separate entrance (could be self-contained) – ideal for independent relatives, independent teenagers, working from home, au pair, extra family space or renting (subject to all necessary consents).
- Located circa 0.25 miles from Westbury Park Primary School and within 0.75 miles of Redland Green School. With easy access to the shops on North View and Henleaze Road (not least Waitrose) and to Whiteladies Road and for commuting via Cribbs Causeway and M5 via junction 17.
- **Raised Hall Floor:** porch, vestibule, cloakroom/wc, drawing room, dining/family room (with balcony and stairs to garden), kitchen/breakfast room and utility/pantry.
- **First Floor:** landing, bedroom 1 with en suite shower/wc, bedroom 2 with en suite shower/wc, bedroom 3 and family bathroom/wc.
- **Second Floor:** landing, bedroom 4/home office, bedroom 5, bedroom 6 and family shower room/wc no. 2.
- **Ground Floor:** inner hall, sitting room, bedroom, kitchen no. 2, shower/wc, second utility/store room, extensive covered entrance and garden room.
- **Outside:** attractive 65ft rear garden and 42ft front garden.

Route to the property: from our office at 124 Whiteladies Road continue up Blackboy Hill towards the Downs to the traffic lights on the edge of the Downs and bear right at the roundabout taking the second exit into Redland Hill, passing the Spire hospital on the left. At the next roundabout turn up first left into Redland Road and continue for some 500 metres or so at which point Durham Downs will be found on your left hand side. Continue along Redland Road which then becomes Westbury Park, and the subject property will be found on your right hand side shortly after passing the right hand turning for Royal Albert Road. The subject property is set back from Westbury Park behind an open green space. **Parking is on street and is recommended on Alfred Road or Queen Victoria Road or Etloe Road.**

RAISED HALL FLOOR

APPROACH: from the pavement find the decorative wrought iron gate between 2 large stone pillars which opens into the front garden and follow the pathway which meanders up to impressive stone steps which lead up to a raised hall floor level. Glazed porch, tiled floor, outside light and impressive solid wooden front door with glazed fanlight above, opens into:

ENTRANCE VESTIBULE: (8'4" x 7'1") (2.54m x 2.16m) sash window to front elevation, Travertine tiled floor with inset floor mat, contemporary radiator, door to cloakroom/wc and further wooden door with extensive glazing (some stained glass) opens into:

RECEPTION HALL: (22'6" x 7'1" including staircase) (6.86m x 2.16m) decorative ceiling cornice and 2 roses, picture rail, doors radiate to all rooms on this floor including wonderful glazed wooden double doors which open into the dining/family room. Dumb waiter, elegant original staircase and balustrade rises to first floor landing and further staircase descends to ground floor level. Radiator.

DRAWING ROOM: (front) (23'5" into bay x 14'5" into chimney recess) (7.14m x 4.39m) ceiling cornice and centre rose, picture rail, 3 sash bay window to front elevation with elevated views, impressive period fireplace with marble surround and cast iron insert with tiled reveals and hearth and cast iron decorative door vents concealing gas flame effect fire, original stripped wooden floorboards, 2 large period style radiators.

DINING/FAMILY ROOM & KITCHEN/BREAKFAST ROOM: (rear) the rear of the house provides a wonderfully sociable open plan family accommodation with a through measurement of 27ft but described and measured separately as the 2 original rooms:

Dining/Family Room: (21'1" into bay x 14'6" into chimney recess) (6.43m x 4.42m) decorative ceiling cornice and rose, period style fireplace with surround and cast iron insert and tiled reveals and slate hearth, stripped wooden floorboards, 2 tall contemporary style radiators, large opening into the kitchen/breakfast room and glazed double doors set in wooden surround open onto the:

Rear Decked Balcony (16'0" x 6'5") (4.88m x 1.96m) decked balcony with decorative wrought iron railings with entwined Wisteria and sweeping staircase leads down to the rear garden.

Kitchen/Breakfast Room: (16'0" into shallow bay x 13'7" into chimney recess) (4.88m x 4.14m) decorative ceiling cornice and centre rose, range of hand built base and wall mounted units with granite work surfaces and inset hob and electric oven, and built in microwave, Belfast sink, plumbing for dishwasher, 2 large sash windows to rear elevation, stone tiled floor (with unfinished central power source for potential island unit), and door leads back into reception hall.



UTILITY/PANTRY: (6'7" x 4'8" max measurements) (2.01m x 1.42m) range of hand built base and wall mounted units with butcher block style work surface and inset sink, tiled floor, plumbing for washing machine and space for tumble dryer.

CLOAKROOM/WC: (8'4" to rear of built in wardrobes x 6'3") (2.54m x 1.91m) sash windows to rear elevation, low level wc, pedestal wash hand basin with tiled splashback, Travertine tiled floor, radiator, built in cloaks cupboard/storage units.

FIRST FLOOR

GALLERIED LANDING: beautiful open landing which enjoys a delightful view of this fine staircase which then rises up to a galleried second floor landing and large skylight from which natural light cascades down through the house. **Airing Cupboard** housing Worcester gas boiler and hot water tank (there is a separate gas boiler for the ground floor of the building), radiator, doors radiate off to all rooms on this floor.

BEDROOM 1: (front) (15'1" into chimney recess x 14'4") (4.60m x 4.37m) ceiling cornice and centre rose, 2 arched sash windows to front elevation, period fireplace with cast iron insert, radiator, door opens into:

En Suite Shower Room/wc: (10'7" x 5'0") (3.23m x 1.52m) white suite comprising low level wc, bidet, pedestal wash hand basin, shower with glazed screen and electric shower, heated towel rail, radiator, extensive wall tiling, ceiling cornice and sash window to side elevation.

BEDROOM 2: (rear) (15'3" x 14'6" to rear of built in wardrobes) (4.65m x 4.42m) ceiling cornice, 2 sash windows to rear elevation, radiator, built in wardrobes/storage shelves, concertina door opens into:

En Suite Shower Room/wc: (7'8" x 3'10" max) (2.34m x 1.17m) white suite comprising low level wc, wash hand bowl with tiled splashback, shower cubicle with glazed screen and extensive wall tiling and Grohe hand held shower, heated towel rail, tiled floor and double glazed window to side elevation.

BEDROOM 3: (rear) (16'0" into chimney recess x 13'10") (4.88m x 4.22m) ceiling cornice, 2 sash windows to rear elevation, radiator.

FAMILY BATHROOM/WC NO. 1: (11'5" x 9'0") (3.48m x 2.74m) sash window to side elevation, which suite comprising low level wc, pedestal wash hand basin with tiled splashback and statement bath with impressive floor mounted swan neck water inflow with hand held shower attachment, heated towel rail and underfloor heated tiled floor.



SECOND FLOOR

LANDING: delightful exceptionally bright landing area with picture rail, doors radiate off to all rooms on this floor and enjoy natural light from the ceiling skylight with an impressive view of this gorgeous staircase.

BEDROOM 4/HOME OFFICE: (front) (14'4" x 14'10" measured into sloping ceilings at min 5'0" ceiling height) (4.37m x 2.69m/1.52m) extensive built in oak study with desk, drawers, filing cabinets and shelving. Radiator behind matching decorative cover and 2 arched sash windows to front elevation with stunning views.

BEDROOM 5: (rear) (14'9" measured into sloping ceilings at min 5'0" ceiling height x 13'7") (4.50m/1.52m x 4.14m) 2 sash windows to rear elevation with far reaching city views and built in wardrobes with storage accommodation, radiator, ceiling loft access.

BEDROOM 6: (rear) (14'5" measured into sloping ceilings at min 5'0" ceiling height x 13'6") (4.39m/1.52m x 4.11m) 2 sash windows to rear elevation with far reaching city views, low level storage units and shelving and radiator.

FAMILY SHOWER ROOM/WC NO. 2: (15'8" x 9'5" including extensive tank and storage cupboard) (4.78m x 2.87m) ceiling halogen downlighters, white suite comprising low level wc, pedestal wash hand basin, extensive wall tiling, large tiled shower with shower screen and Mira electric shower and heated towel rail and sash window to side elevation.

GROUND FLOOR

This floor is accessed either **internally** from the rear of the raised hall floor reception hall or **externally** via wooden doorway to the right hand side of the front entrance steps which opens into a covered area and so into the inner hallway of the lower floor. This floor has good ceiling height and whilst integrated with the remainder of the house could potentially provide separate self-contained accommodation should one desire it (subject to obtaining all the necessary permissions).

INTERNALLY: wooden door leads from the rear of the raised hall floor reception hall and staircase descends to the ground floor inner hall.

INNER HALL: tiled floor, doors radiate off to the front and rear main rooms as well as the kitchen and shower/wc. Further door leads into the covered entranceway. Radiator.

SITTING ROOM: (23'0" into bay x 14'7" into chimney recess) (7.01m x 4.45m) 3 sash bay window to front elevation providing lovely garden view, fireplace with wooden surround and tiled reveals and gas flame effect fire, 2 radiators, cupboard housing fuse boards.

BEDROOM: (measured in 2 parts 15'6" x 13'9" & further area of 9'3" x 6'7") (4.72m x 4.19m + 2.82m x 2.01m) sash window to rear elevation, original built in pine dresser, dumb waiter, radiator and door to 6'7" x 6'5" walk in store room (2.01m x 1.96m).

KITCHEN: (15'11" x 10'6") (4.8m x 3.20m) range of base and wall mounted units with Corian work surface with 1½ bowl sink unit with drainer and mixer tap, hob and Micromat combi oven, space for fridge and plumbing for washing machine, sash window to rear elevation, heated towel rail, tiled floor, door to **Airing Cupboard** with hot water tank, and further door to larder/storage cupboard.

SHOWER ROOM/WC: (6'5" x 5'1") (1.96m x 1.55m) white suite comprising low level wc with wooden seat and lid, pedestal wash hand basin, shower cubicle with mains fed shower, half height tiled walls and tiled floor, heated towel rail and extractor fan.

GROUND FLOOR COVERED ENTRANCE WAY: (14'0" x 8'1" including store room) (4.27m x 2.46m) accessed off the ground floor inner hall. This area provides access to the front elevation via its own separate wooden front door and also to the rear garden through the garden room.

GARDEN ROOM: (13'7" x 8'3") (4.14m x 2.51m) triple glazed polycarbonate roof and double glazed doors lead onto the rear garden. (There is separate access to the garden from the raised hall floor level via sweeping staircase from the rear balcony) and so in turn leads through to:

SECOND UTILITY/STORE ROOM: (10'4" x 6'8" max measurements) (3.15m x 2.03m) useful room with low and high level cupboards and work surface with 1½ bowl sink unit with drainer and mixer tap, sash window to rear elevation, part tiled walls and Vaillant gas boiler which services this ground floor.

OUTSIDE

FRONT GARDEN: (circa 42ft x 32ft) (12.80m x 9.75m) a delightful garden with sweeping stone paviour pathway with circular central sitting out area with water feature, lawned areas and deep flower beds containing many flowering plants, shrubs, bushes and trees.

REAR GARDEN: (circa 65ft x 32ft) (19.81m x 9.75m) the rear garden is accessed from wrought iron staircase descending from the balcony at raised hall floor level and also is accessed from the ground floor level. Delightful landscaped garden comprising sitting out patio area closest to the house with circular paviour feature and lawned area and deep beds containing many bushes, trees (including Magnolia) and flowering plants. To the rear is a pergola with swing seat and further area for compost etc.

N.B. As you look at the property (from the Downs) the subject property comprises the hand right end of this pair of semi-detached properties and includes the bay windows and windows above. (See the party wall shown on the roof which then continues vertically down the stone block feature). As No. 14 steps back it widens considerably. (Almost a mirror image of the adjoining premises which narrows from a wide front to a narrower rear). One line of windows of each property overlook the gardens of each other.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items such as carpets etc. are not included but may be available by separate arrangement.

TENURE: it is understood that the property is freehold and subject to a yearly £13 rent charge. This information should be checked by your legal adviser.

PLEASE NOTE:

- As from the 1st April 2018 there will be a requirement for any properties rented out in the private rented sector to normally have a minimum energy performance rating of E on an Energy Performance Certificate (EPC). The regulations will come into force for new lets and renewals of tenancies with effect from 1st April 2018 and for all existing tenancies on 1st April 2020. It will be unlawful to rent a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption [eg the building is Listed]. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements.
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

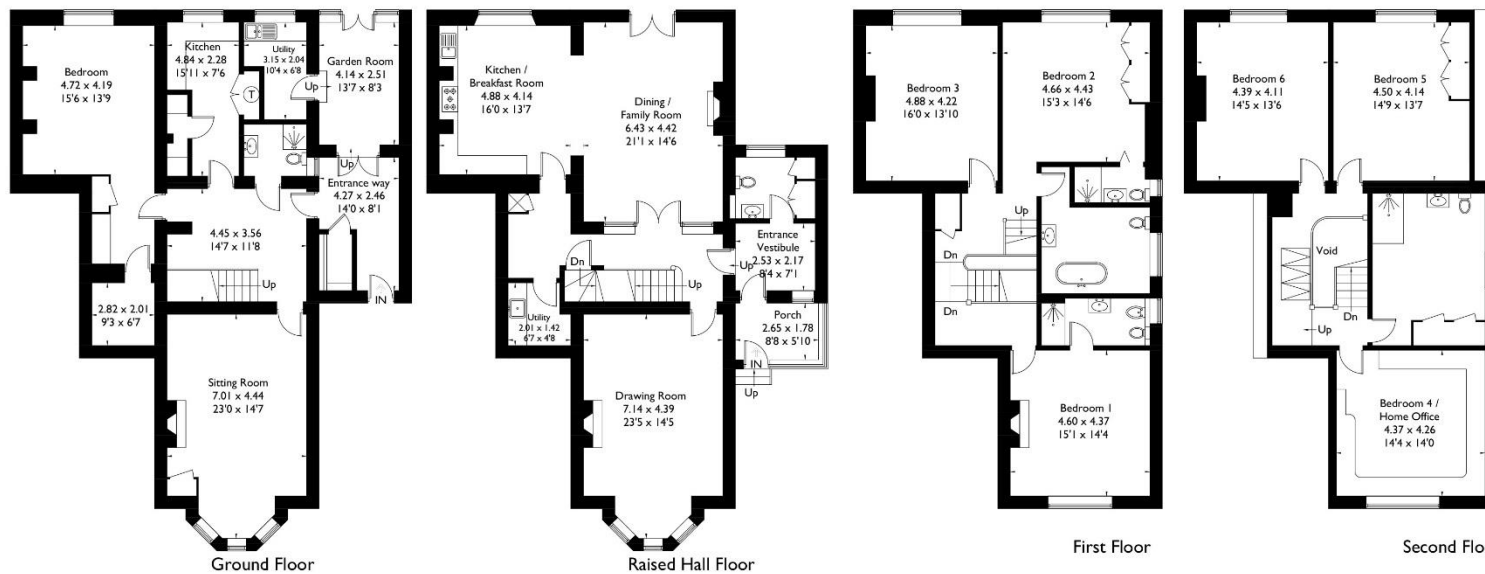
14 Westbury Park, Westbury Park, Bristol, BS6 7JA

Approximate Gross Internal Area
458.8 sq m / 4938 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	74
(55-68) D	
(39-54) E	43
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

If you intend to rent out this property now or in the future, please note point 1 of the Important Remarks section overleaf.



Job Ref: 205743

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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