



23 THE DELL,
WESTBURY-ON-TRYM, BS9 3UE

**GOODMAN
& LILLEY**







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GUIDE PRICE
£1,100,000

Seldom do opportunities such as this come to the open market. Commissioned in 1937, an exceptional four bedroom detached family residence of outstanding quality with ample driveway parking, garage and generous attractive gardens with a southerly aspect all in a prestigious and coveted location within 1/4 mile of the Downs and a stones throw to the highly regarded Elmlea School.

An exceptional property, and viewing is recommended to fully appreciate the location and accommodation on offer. Call, click or come into visit our experienced sales team.

Location

The Dell is a highly sought after location featuring an array of quality 1930s houses with distinguishing features. Ideally placed and within a short walk of the famous Durdham Downs, this north west suburb of Bristol offers many amenities. These include local shops, hostelrys and restaurants, as well as schools, both state and independent, primary and secondary. Nearby Elmlea is an outstanding primary school and Redmaids High, Badminton, Bristol Grammar, Clifton College and QEH offer excellent secondary education as well as Bristol Free School for which the property is within the heart of the catchment area. For sporting pursuits the area includes health and leisure clubs as well as golf courses. For the commuter the A4018 and A4 provide direct access to Bristol's commercial centre, and the motorway networks, M4 and M5. The house is well served by public transport. Rail travel is well catered for with mainline stations at Bristol Parkway and Temple Meads and international travel is available from Bristol Airport with flights to a number of European and some long haul destinations.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

The generous two storey family accommodation includes modern comforts such as double glazing whilst not compromising the integrity of the home.

The traditional reception hall is significant in proportions with panelling, a rising staircase and front door with leaded windows to the side. There are two reception rooms, the dining room is dual aspect with windows and French doors out to the rear garden. The generous sitting room has a 1930's Minster fireplace made of Portland Stone and wonderful bay window with central French doors that lead out and offer superb views across the generous south facing rear garden. To the front of the property is the kitchen / breakfast room that incorporates a fitted kitchen with central breakfast seating area, and great fitted storage including a pantry. There are windows to the front elevations and a side door to a porch that also provide access out to the attractive rear garden. A separate utility room and shower / cloakroom complete the ground floor accommodation.

First Floor

At first floor level there are four bedrooms, a bathroom and separate toilet located off a split level landing. The master bedroom has the benefit of a south-facing rear balcony, and dual aspect windows with views out over the gardens towards The Downs and Dundry Hill. The remaining three double bedrooms are accessed from the landing and are served by a family bathroom with a separate toilet.

Outside

One of the standout features of this property is its exceptional south-facing rear garden of

approximately 200ft, which bathes in sunlight throughout the day and the sizeable patio areas enable you to enjoy the sunsets and views across to Dundry Hill. The outdoor space is perfect for families and gardening enthusiasts with extensive lawns, patio areas and raised beds. There is plenty of space to relocate the kitchen to the rear of the property overlooking the garden. The plot is very wide and offers enormous opportunities, you could extend the house on both sides, to the rear, or consider a loft conversion, subject to planning.

Garage / Parking

Additionally, the property includes an over sized single garage with workshop and storage space, and driveway parking accommodating two vehicles.

Distances

Bristol City Centre 3 miles, M5 (J17) 4 miles, Bristol Parkway 5.3 miles, Bristol Temple Meads 4 miles, Bristol Royal Infirmary 3 miles, Southmead Hospital 2.4 miles, The Mall Cribbs Causeway 4 miles, (distances approximate).



- Substantial Detached Family Home
- Outstanding Local Schools
- Garage / Driveway
- Superb Westbury-on-Trym Location
- Four Double Bedrooms
- Rarely Available
- Large South-Facing Rear Garden





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Ground Floor

Approx. 110.3 sq. metres (1187.5 sq. feet)



First Floor

Approx. 91.5 sq. metres (984.5 sq. feet)



Total area: approx. 201.8 sq. metres (2172.1 sq. feet)

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.
Plan produced using PlanUp.

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