



8 RED HOUSE LANE,
WESTBURY ON TRYM, BS9 3RY

GOODMAN
& LILLEY







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GUIDE PRICE
£950,000

A beautifully extended 1930's semi detached four bedroom family home situated in the ever popular Red House Lane, located in a quiet side road close to Stoke Lane shops and Elmlea Infant & Junior Schools. Largely extended and refurbished to a high standard in 2015 this beautiful light and airy home, ideal for the growing family, must be seen to be truly appreciated.

This property is sure to attract a high volume of interest and could suit many buyers such as families and also those downsizing looking to stay within this highly sought after area.

Summary

On entering the property you are greeted by a sizeable and welcoming entrance character hallway with many original features such as plate rack, original style wooden panelling and arched Gothic style doors and stairs rising to the first floor accommodation and doors opening on the ground floor rooms which comprise; cloakroom WC, spacious living room to the front and a stunning open plan extension to the rear which spans the width of the house (c28ft width) and extends to over 20ft in length and enjoys an engineered oak floor with under floor heating throughout. The vast kitchen area offers a wide range of eye level and base units, stylish granite worktops, two Neff ovens, 5 point Neff induction hob, dishwasher, integrated coffee machine, microwave, full sized fridge and freezer and Quooker hot tap for instant boiling water. The kitchen island provides stool seating for casual dining, but the room also lends itself to more formal dining space as well as a living area, with space for a wall mounted TV and integrated speakers. The bi-fold doors stretch the width of the extension onto a private and enclosed south east facing lawned rear garden with patio area for alfresco dining. There is also a playroom/study and a utility room with space for tumble dryer and washing machine. The first floor offers three double bedrooms, single bedroom and a modern family bathroom WC. The first floor landing also provides access to a vast loft space which is also ripe for conversion subject to necessary planning.

Location

A highly regarded location with wonderful amenity on the doorstep and in close proximity to the historic Downs. A great location for families with highly regarded schooling on the doorstep. Red House Lane is located in Westbury on Trym, a popular and highly regarded suburb located to the north west of Bristol's commercial centre.

Within the immediate environs there are recognised schools in Elmlea and Bristol Free school as well as a number of highly regarded independent schools in Westbury and Clifton including Clifton High School, Clifton College, Badminton, Redmaids High and Bristol Grammar. Stoke Bishop and Westbury-on-Trym village have a

variety of shops and stores suitable for day to day living and Clifton and Queens Road offer a more eclectic mix of boutiques, bars and restaurants and are a mere 2 miles distant.

Just 0.2 miles away is the historic Durdham Downs which offers walks and gym trails whilst the Blaise Estate nearby has more challenging woodland walks. For sporting pursuits there are golf courses, health and leisure clubs, Canford Park with tennis courts, and to the rear of the garden is the University of Bristol Sports Complex (tennis, cricket, hockey, rugby and football). The location is ideally placed for the commuter with good access to the A4018, the main arterial route to Bristol's commercial centre and the motorway networks, M4 and M5. For national travel, Bristol Parkway and Temple Meads train stations are easily accessible with an extensive schedule of services to most cities.

Bristol City Centre 2.5 miles, Blackboy Hill 1 mile, M5 (J17) 4.5 miles, Bristol Parkway Station 4.5 miles (distances approximate)

Accommodation

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

Ground Floor

Entrance Hall

The house is accessed by an original solid oak front door with original leaded obscure glazed windows to front, original wood panelling, plate racks and gothic arched oak doors to ground floor accommodation, original oak staircase with under stairs storage cupboard.

Downstairs Cloakroom/WC

Re-fitted white low level WC with hidden cistern and wash hand basin, engineered oak floor.

Sitting Room

Double glazed bay windows to front with fitted shutters, coved ceiling, picture rails, and chimney breast with fitted feature log burner.

Open Plan Living Area

A beautifully designed and fitted open plan space which must be seen to be fully appreciated. Includes a quality fitted kitchen with integrated appliances, wonderful central island with ample seating, engineered oak floor throughout, skylights that provide great light throughout and bi folding doors that open the room out onto the attractive rear garden. Door to a utility and opening into the snug/playroom.

Snug / Playroom

Accessed from the generous open plan living space currently used as a playroom with engineered oak floor.

Utility Room

With space for appliances and fitted units.

First Floor

Landing

Feature double glazed window with original decorative stain glass insert to rear, doors to first floor rooms, loft hatch leading to loft space ripe for conversion subject to planning.

Bedroom One

Double glazed bay window to the front.

Bedroom Two

Double glazed window to the rear.

Bedroom Three

Double glazed window to the front.

Bedroom Four

Double glazed window to the front.

Bathroom

Fitted quality bathroom suite comprising bath with shower over, wc and wash basin, double glazed window to the rear, tiled walls and floor.

Separate Wc

Double glazed window to rear, radiator, low level WC and wash hand basin.

Outside



Front Garden

With lawn and brick paved driveway providing parking and access to the attached garage.

Rear Garden

A professionally designed and landscaped, south east facing private rear garden with lawn, decking, raised planters and patio areas, fully enclosed by fencing. The garden is well positioned for enjoying the sunny days we get.

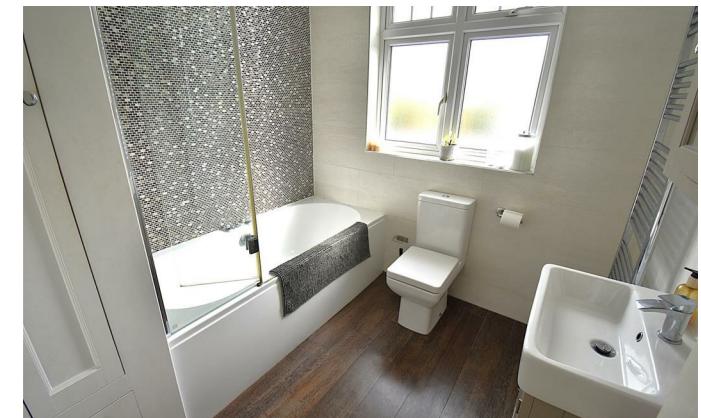
Garage and Driveway Parking

There is a single attached garage and brick paved driveway parking.



- Superb Semi Detached Family Home
- Wonderful Extended Open Plan Living Area
- Utility Room & Cloakroom WC
- Attractive South East Facing Rear Garden
- Garage & Block Paved Driveway
- Four Bedrooms

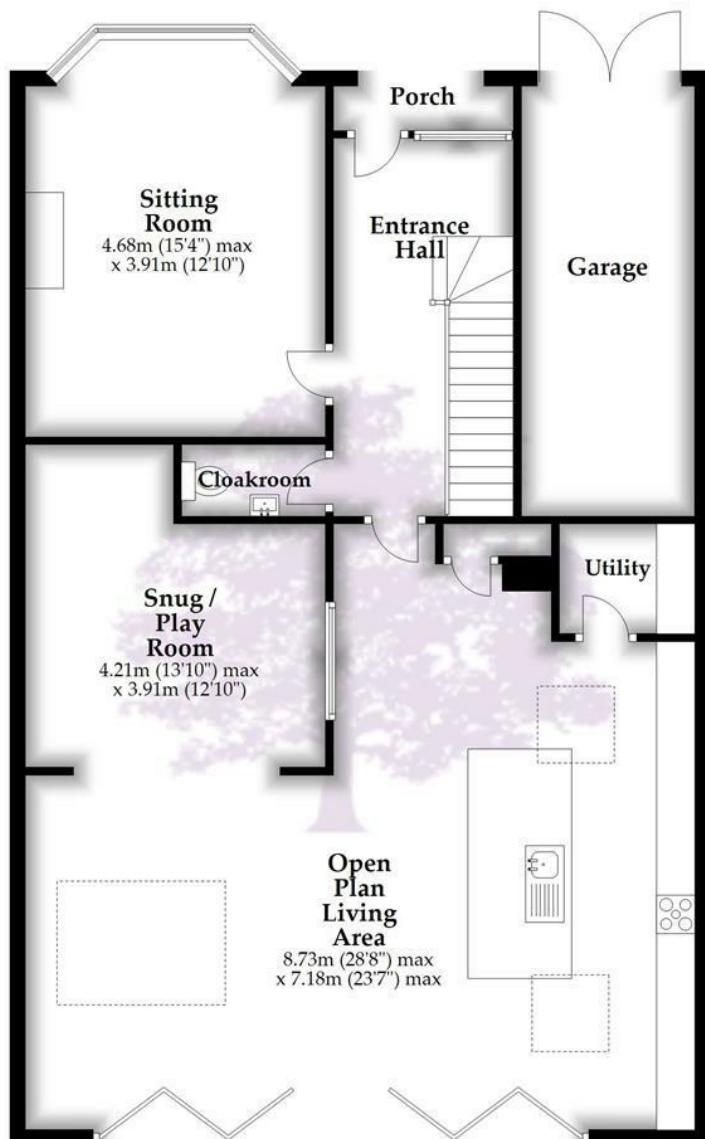




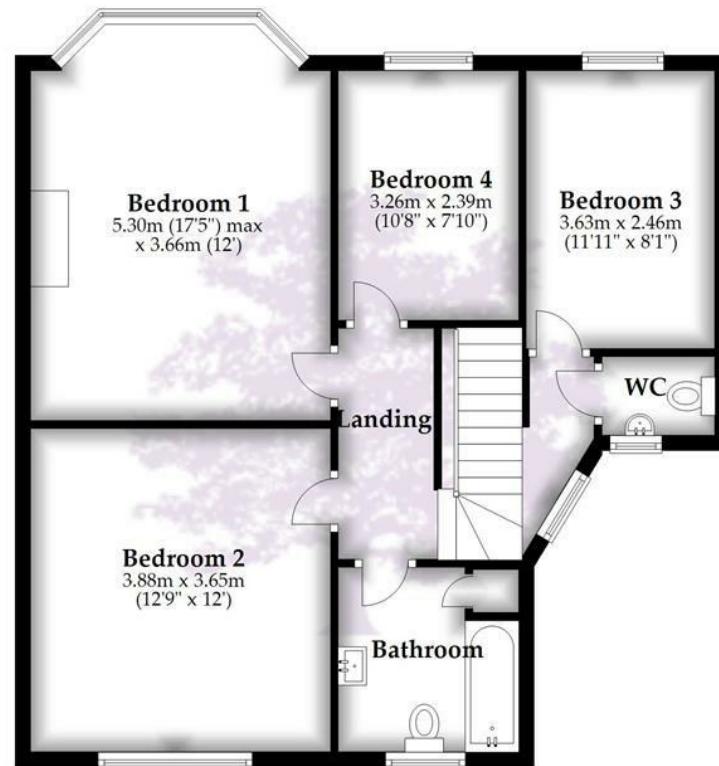
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Ground Floor



First Floor



Total area: approx. 189.6 sq. metres (2041.3 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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