



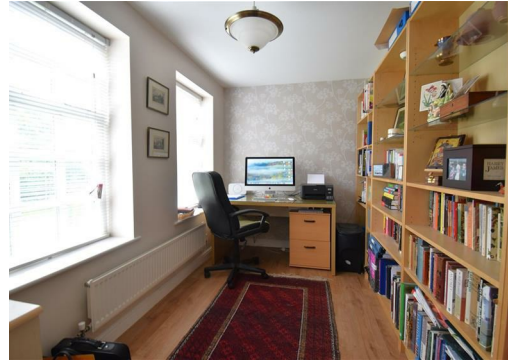
42 JOHN REPTON GARDENS,  
ROYAL VICTORIA PARK, BS10 6TH

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**GOODMAN  
& LILLEY**











# 42 JOHN REPTON GARDENS

## ROYAL VICTORIA PARK BS10 6TH

GUIDE PRICE  
£825,000

A beautifully appointed executive style detached FIVE BEDROOM family residence, measuring over 2,000 sq ft, and built by renowned and imaginative builders David Wilson Homes to exacting standards. The builders have shown a flair for creative design with the end result being a perfect blend of character and contemporary style that must be seen to be fully appreciated.

Viewing is highly recommended to fully appreciate the all that is on offer here.

### Summary of Accommodation

The light and airy accommodation is arranged over two floors and briefly comprises; a spacious and welcoming entrance hallway with gallery landing above, sitting room, stunning open plan kitchen/breakfast room with doors out to the garden, separate dining room, home office, utility room and downstairs cloakroom. The first floor offers a fantastic master bedroom with en suite, a second guest bedroom also with an en-suite, a further three double bedrooms and quality family bathroom. The house has front and rear gardens, driveway parking and a detached double garage.

### Location

This substantial and luxuriously appointed detached family home is situated in a lovely tucked away cul-de-sac position in the highly regarded Royal Victoria Park development. This highly regarded development is located in North-West Bristol on the edge of Westbury-On-Trym. The development is situated in the grounds of a Georgian Country Mansion. It offers easy access to Cribbs Causeway shopping mall and the M5 at Junction 17. There are main bus routes into the City Centre and Cabot Circus on the A4018.

### Further Information

Tenure: Freehold  
Local Authority: Bristol Council Tel: 0117 922 2000  
Council Tax Band: F  
Services: Mains Gas, Water, Drainage and Electric.

### Accommodation

Please see the floorplan for room measurements and layout.

- Executive Style Detached Family Residence
- Over 2,000 Sq Ft Of Accommodation Over Two Floors
- Five Sizeable Bedrooms (Two En-Suite)
- Fantastic Open Plan Kitchen/Breakfast Room
- Enclosed Private Garden To Rear
- Detached Double Garage & Driveway Parking
- Positioned In Superb Cul-De-Sac Position

### Ground Floor

#### Entrance Hall

A generous and welcoming hallway with stairs rising to the first floor, storage cupboard under the stairs, fitted wooden flooring and doors to:

#### Sitting Room

A wonderful main reception room of 17 ft in length with double doors out to the rear garden and a window to the side, coving to the ceiling and a feature fireplace.

#### Open Plan Kitchen / Breakfast / Living Room

A wonderful open plan space with kitchen, breakfast and living areas, tiled flooring throughout, windows to the rear and double doors out to the rear garden. The room offers space for a dining table, sitting area and there is a fitted kitchen. Door to the utility room.

#### Utility Room

Fitted wall and base cupboards, work surfacing, sink unit and plumbing for washing machine. Wall mounted gas boiler, tiled flooring and door to the side.

#### Downstairs Cloakroom/WC

Fitted toilet and wash basin, tiled floor and window to the side.

#### Dining Room

A separate dining room with two windows to the front of the house, with double doors from the entrance hallway. .

### Home Office / Study

An ideal home office with two windows to the front aspect and fitted wooden flooring.

### First Floor

#### Landing

A superb galleried landing with doors to all bedrooms and the family bathroom, built in storage and loft access.

#### Master Bedroom

A generous master bedroom with fitted wardrobes, two windows to the front elevation, and door to the first of two en suite shower rooms.

#### En Suite 1

Fitted with a modern quality suite comprising shower cubicle, low level wc and wash basin. Tiled surrounds and window to the side.

#### Bedroom Two

The second double bedroom with built in wardrobe, window to the rear aspect, and a door to the second en suite.

#### En Suite 2

Fitted with a modern quality suite comprising shower cubicle, low level wc and wash basin. Tiled surrounds and window to the side.

#### Bedroom Three

Fitted wardrobe, window to the rear over looking the rear garden.

#### Bedroom Four

Fitted wardrobe, windows to the front elevation.

### Bedroom Five

The last of five double bedrooms with a window to the front of the house and fitted wardrobes. Separate telephone socket if a second study is required.

### Bathroom

Fitted with a quality 4 piece white suite including a bath with shower off of mixer taps, wash basin, low level wc and a separate shower cubicle. Tiled surrounds and window to the rear.

### Outside

#### Front

There is a open plan front garden with a lawn area, central path to the front door, gated access to the rear garden and driveway parking for four vehicles and providing access to the detached double garage.

#### Rear

The house offers a wonderful rear garden with patio areas, a good sized lawn all bordered by mature trees, flowers and shrubs.

### Double Garage

A detached double garage with ample room for storage, accessed by two garage doors from the driveway with a door to the side providing access to the rear garden. Power and light.











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Total area: approx. 204.0 sq. metres (2195.7 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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