



10A Westbury Park
Bristol, BS6 7JA

10A Westbury Park

Bristol, BS6 7JA

An exquisitely refurbished and exceptionally well-presented Victorian hall floor flat, set within one of Bristol's most desirable residential roads — directly opposite the open expanse of The Downs. Offering two spacious double bedrooms, elegant proportions, a wealth of period detailing and a mature west-facing private garden, the property represents a rare opportunity to acquire a turn-key home in a highly coveted location.

Two double bedrooms | Elegant sitting room with feature fireplace | High ceilings and intricate Victorian corning | Fully refurbished kitchen and bathroom | Private entrance and hallway | Restored sash windows throughout | New Worcester Bosch boiler | Fully rewired, redecorated and re-floored | Established west-facing private garden | Free on-street parking (no permit required) | EPC: D

Situation

Westbury Park is one of Bristol's most sought-after residential addresses, positioned directly alongside The Downs — over 400 acres of open parkland. The area is noted for its attractive period architecture, peaceful leafy streets and excellent access to Clifton, Redland and Henleaze.

A variety of independent shops, cafés and restaurants are close by with North View, Henleaze, Coldharbour Road and Whiteladies Road all within easy reach. Local schooling is superb, with primaries such as: Westbury Park School, St John's Primary and Elmlea Infant School, Secondary Schools such as: Redland Green School and St Bede's College and excellent Independents such as: Badminton, Clifton College, Redmaids' and Clifton High all within easy reach.

Westbury Park offers the best of both worlds — a tranquil, green environment combined with immediate access to Bristol's cultural, academic and commercial heart.

For Sale Leasehold

Occupying the hall floor of an attractive Victorian building, 10A Westbury Park is a superb example of period architecture sympathetically modernised to create a stylish and comfortable home.

The property is accessed via a private entrance and covered steps leading to an impressive hallway with remarkable ceiling height, original corning and a specially commissioned stained-glass feature window — a striking introduction to this elegant flat.

The generous west-facing sitting room lies to the front of the property and enjoys beautiful natural light throughout the day. A feature





fireplace forms a central focal point, complemented by fully restored sash windows with new cords, pulleys, draught seals and locks. The room's scale and light create a wonderful sense of space and calm.

The principal bedroom is a grand and elegant room, notable for its intricate ceiling frieze and large sash window overlooking the mature rear gardens. The second double bedroom also enjoys high ceilings, restored windows and attractive cornicing, with excellent natural light.

The newly fitted bathroom has been stylishly designed with a bath, separate walk in shower, heated towel rail and modern tiling throughout.

The newly renovated kitchen/diner combines contemporary finishes with practical design. Features include a Corian worktop with integrated sink and drainer, an AEG ceramic hob and oven, a new integrated Hotpoint dishwasher (unused) and a new Worcester Bosch boiler discreetly housed within a kitchen cupboard. The dining area benefits from an insulated external wall, Amtico LVT flooring and double-glazed windows offering garden views.

There is ample storage throughout, including two large walk-in cupboards with shelving to the ceiling, a utility cupboard with a Bosch washing machine and a further large storage space above the bathroom with a structural floor — ideal for items not used daily.

The property also benefits from a monitored intruder alarm and a mains-powered fire alarm system (both maintained under contract with Cannon Fire & Security).

Outside

A true highlight of 10A Westbury Park is its beautiful west-facing private garden. Mature trees and planting create a sense of calm and privacy, while the open westerly aspect ensures the space is bathed in afternoon sun — perfect for relaxing, entertaining or gardening. The garden has been thoughtfully landscaped, with a level central lawn surrounded by established borders and shrubs, providing year-round interest.

There is a small garden shed for tools and equipment. The garden's outlook is leafy and green, giving the impression of a countryside retreat, yet only moments from Bristol's most desirable amenities.

The building's roof has been recently renewed, offering peace of mind for the next owner.

Services

All mains services are connected.
Gas-fired central heating via newly installed Worcester Bosch boiler.
Monitored intruder and fire alarm systems under service contract.

Local Authority

Bristol City Council: Tel: 0117 922 2000 | Council Tax Band D

Directions: Post Code: BS6 7JA

Viewing: Strictly by appointment with Rupert Oliver Property Agents





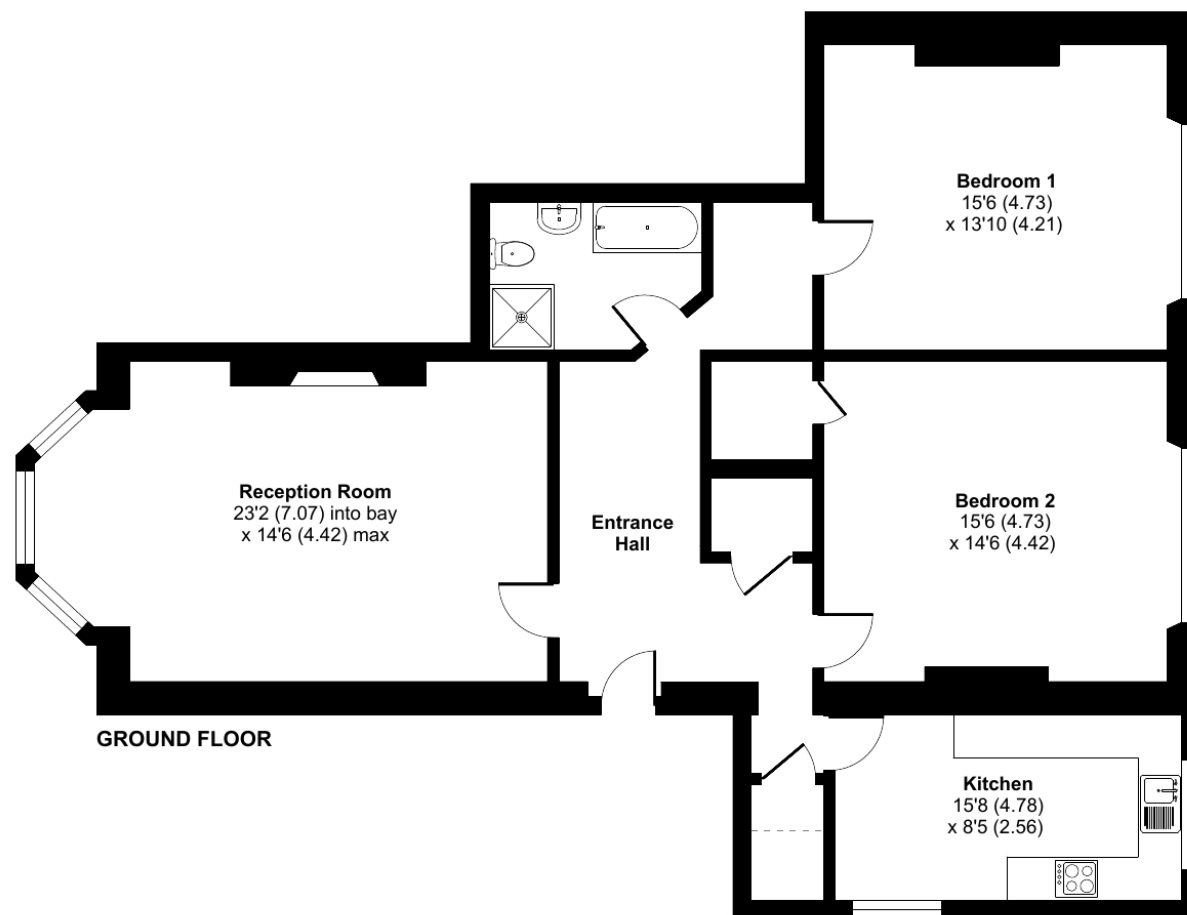
Westbury Park, Bristol, BS6

Approximate Area = 1238 sq ft / 115 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Total = 1244 sq ft / 115.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Rupert Oliver Property Agents. REF: 1361407