



51 Downs Park West, Westbury Park
Guide Price Range: £1,400,000

**RICHARD
HARDING**



51 Downs Park West,

Westbury Park, Bristol, BS6 7QL

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HARDING

A handsome and double bay fronted, 7 double bedroom, 3 bath/shower room, semi-detached Edwardian (circa 1906) family house of circa 4,000 sq. ft., further enjoying a beautiful landscaped (90ft x 40ft) rear garden and double garaging.

A fine period residence, having an abundance of character both internally and externally, having been in our vendor clients' stewardship for the past 30 years.

The neighbourhood has a great deal to offer. The nearby schools, whether state or private are of an excellent standard and highly regarded. The local convenience store is a nearby Waitrose. Just a short walk away there is a fishmonger, two butchers' shops, cafes, good restaurants a plenty, a gastro pub, and many varied independent shops to explore as well as a local library and cinema. Just over the road is the Downs which offers 400 acres of recreational space.

Ground Floor: entrance vestibule, reception hall, study, sitting room, family room, kitchen/breakfast room, playroom, cloakroom/wc, utility room, pantry, larder.

First Floor: landing, 5 double bedrooms, family bath/shower room, additional shower room.

Second Floor: landing, 2 further double bedrooms, kitchenette, bathroom and large storeroom/occasional bedroom.

Outside: front garden, 90ft well-stocked rear garden, double garaging.

Properties of this nature seldom come to the open market and an earliest viewing is unhesitatingly recommended.





GROUND FLOOR

APPROACH: from the pavement, a pathway proceeds alongside the house with pedestrian gate leading to the rear garden. Wood panelled double doors with brass door furniture and leaded light windows plus fanlight, opening to:-

ENTRANCE VESTIBULE: tiled flooring, tall moulded skirtings, dado rail, simple moulded cornicing, ceiling light point. Part multi-paned double wooden doors with overlights, opening to:-

RECEPTION HALL: (23'2" x 12'10") (7.06m x 3.91m) an opulent introduction to this spacious family home, having exposed wooden floorboards, turning staircase ascending to the first floor with handrail and ornately carved spindles, tall moulded skirtings, simple moulded cornicing, two radiators, two ceiling light points. Wooden double glazed window to the side elevation with overlight. Panelled doors with moulded architraves, opening to:-

STUDY: (16'10" x 13'5") (5.13m x 4.09m) bay window to the front elevation comprising four double glazed casement windows with overlights. Central period fireplace with open fire, decorative tiled slips, cast iron surround and mantelpiece plus slate hearth. Tall moulded skirtings, picture rail, simple moulded cornicing, radiator, ceiling light point.

SITTING ROOM: (18'10" x 13'8") (5.74m x 4.17m) bay window and double window to the front elevation with overlights. Central period fireplace with open fire, decorative tiled slips, cast iron surround and mantelpiece plus slate hearth. Recesses to either side of the chimney breast (one with double opening cupboard and fitted shelving), tall moulded skirtings, picture rail, simple moulded cornicing, two ceiling light points, radiator.

FAMILY ROOM: (21'2" x 15'0") (6.45m x 4.58m) bay window overlooking the rear garden with leaded light double glazed windows and overlights plus central part glazed door opening externally. Chimney breast with inset woodburning stove set upon a tiled hearth. Fitted shelving with cupboards below to one side of the chimney breast, tall moulded skirtings, picture rail, simple moulded cornicing, two radiators, two ceiling light points. Secondary door returning to the reception hall.

PLAYROOM: (10'2" x 10'0") (3.09m x 3.06m) opaque dual paned casement windows to the side elevation with overlights, ornate cast iron fireplace surround, built-in shelving with cupboards below, moulded skirtings, radiator, ceiling light point.

CLOAKROOM/WC: low level flush wc, wall mounted wash hand basin, moulded skirtings, radiator, ceiling light point. Opaque dual glazed casement windows to the side elevation with overlights.

KITCHEN/BREAKFAST ROOM: (17'5" x 15'3") (5.30m x 4.64m) dual aspect with tall windows to either side. Comprehensively fitted with an array of shaker style base and eye level units combining drawers, cabinets, glazed display cabinets and shelving. Roll edged worktop surfaces with undermount Belfast style sink and swan neck mixer tap. Racing green gas fired Aga. Space for tall fridge/freezer and dishwasher. Ample space for table and chairs, radiator, inset ceiling downlights, ceiling light point. Part glazed door opening to:-

UTILITY ROOM: (9'8" x 7'4") (2.94m x 2.24m) window to the side elevation. Base level cupboards with roll edged worksurface, stainless steel sink with draining board to side, space and plumbing for washing machine, space for tumble dryer, radiator, illuminate strip light. Part glazed wooden door opening externally to the rear garden. Doors to:-

Pantry Cupboard: slate worktop with fitted shelving above, obscure glazed window to the side elevation, ceiling light point.

Larder: obscure glazed window to the side elevation, coat hooks, ceiling light point.

FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with handrail and ornately carved spindles, windows with overlights to the side elevation, tall moulded skirtings, two radiators. **Airing Cupboard** housing wall mounted Worcester Bosch gas fired combination boiler and hot water cylinder with double opening cupboard above. Turning staircase ascending to the second floor with handrail and ornately carved spindles. Stripped pine panelled doors with moulded architraves, opening to:-

BEDROOM 1: (21'7" x 16'4") (6.57m x 4.97m) bay window and additional windows with overlights to the front elevation, ornate cast iron fireplace with decorative tiled slips and tiled hearth, built-in wardrobes plus drawers and cupboards, tall moulded skirtings, two radiators, picture rail, simple moulded cornicing, ceiling light point.

BEDROOM 2: (19'1" x 15'3") (5.81m x 4.64m) two sets of windows overlooking the rear garden, period fireplace, two radiators.

BEDROOM 3: (17'4" x 10'1") (5.29m x 3.07m) a pair of windows overlooking the rear garden, decorative arched recess with radiator below, moulded skirtings, coved ceiling, ceiling light point.

BEDROOM 4: (16'7" x 11'3") (5.06m x 3.42m) bay window to the front elevation with overlights, ornate cast iron fireplace with tiled slips, moulded skirtings, picture rail, simple moulded cornicing, radiator, ceiling light point.

BEDROOM 5: (11'3" x 10'0") (3.42m x 3.06m) windows to the side elevation with leaded light overlights, moulded skirtings, radiator, picture rail, ceiling light point.

FAMILY BATH/SHOWER ROOM/WC: (11'6" x 10'0") (3.51m x 3.05m) freestanding roll top bath on ball and claw feet. Corner shower cubicle with wall mounted shower unit and handheld shower attachment. Low level flush wc. Pedestal wash hand basin. Obscure glazed windows to the side elevation, ornate cast iron fireplace with tiled hearth, heated towel rail/radiator, picture rail, ceiling light point.

SHOWER ROOM/WC: white suite comprising low level wc, pedestal wash hand basin with stainless steel taps. Shower cubicle with tiled wall, glazed door and side screen, wall mounted stainless steel shower head and controls. Multi-paned window to side elevation, extractor fan.



SECOND FLOOR

PART GALLERIED LANDING: enjoying natural light via an obscure glazed skylight window to the rear elevation, at three quarter landing access to large loft storage area, moulded skirtings, ceiling light point. Stripped pine panelled doors with moulded architraves, opening to:-

BEDROOM 6: (15'11" x 15'5") (4.86m x 4.69m) dormer style window to the rear elevation, ornate cast iron fireplace, moulded skirtings, ceiling light point, radiator.

BEDROOM 7: (18'7" x 11'3") (5.66m x 3.42m) a pair of dormer style windows to the front elevation enjoying views across to the Downs. ornate cast iron fireplace with recesses to either side of the chimney breast, moulded skirtings, radiator, ceiling light point.

STOREROOM: (14'4" x 11'3") (4.37m x 3.42m) Velux window with fitted blind to the front elevation, chimney breast with shallow recesses to either side, part sloping ceiling, radiator, ceiling light point.

KITCHENETTE: (10'4" x 6'1") (3.14m x 1.86m) full width window to the side elevation, base and eye level units combining drawers and cabinets, space for electric/gas oven, space for fridge, moulded skirtings, radiator, stainless steel sink with draining board to side and swan neck mixer tap over, ceiling light point.

BATHROOM/WC: (10'6" x 5'0") (3.20m x 1.52m) P shaped bath with shower screen, built-in shower unit, handheld shower attachment and overhead waterfall style shower. Low level dual flush wc. Wall mounted wash hand basin with mixer tap and double opening cupboard below. Wood effect flooring, radiator, moulded skirtings, ceiling light point, extractor fan.

OUTSIDE

FRONT GARDEN: (40ft x 20ft) (12.19m x 6.10m) enjoying a good amount of privacy from the road with timber fencing, to one side of the pathway there is a level section of lawn with deep shrub borders featuring an array of flowering plants and mature shrubs.

REAR GARDEN: (95ft x 40ft measurements including double garage) (28.96m x 12.19m) immediately to the rear of both the family room and utility room there are paved areas with ample space for garden furniture, potted plants and barbecuing etc. The remainder of the garden is then predominantly laid to lawn and level with deep shrub borders featuring an array of flowering plants, mature shrubs, climbing shrubs and specimen trees. Of particular note there is an established silver birch. Outside gardener's wc and store. Side return access via pedestrian gate to the front garden. Pedestrian gate to rear vehicular lane.

DETACHED DOUBLE GARAGE: (18'1" x 16'2") (5.50m x 4.92m) remote electronically operated metal up and over door, light and power connected, window to the rear elevation plus personal door.

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 are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold with a perpetual yearly rent charge of £17.10s.0d p.a. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Bands: F (Ground & First Floor) & A (Second Floor).

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



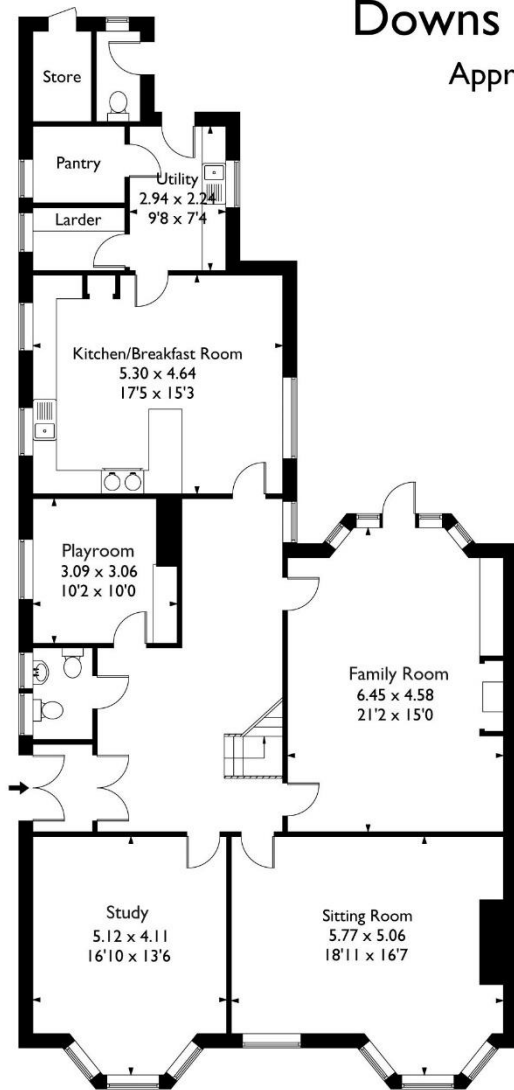


Downs Park West, Henleaze, Bristol BS6 7QL

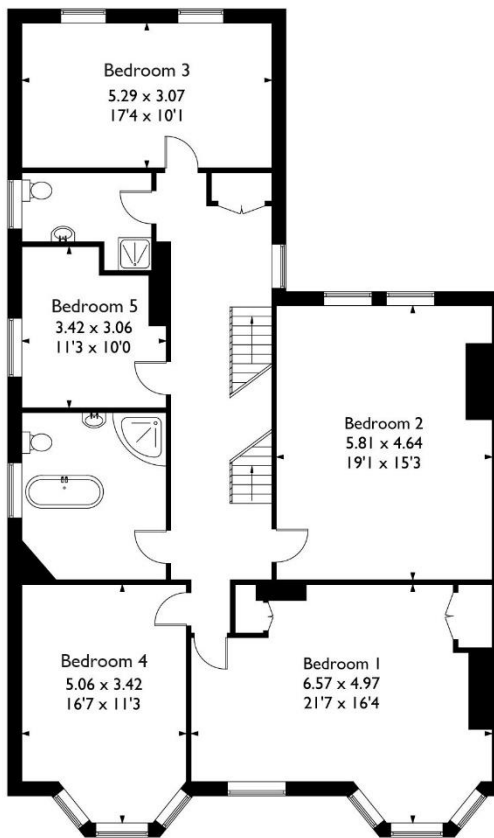


Approximate Gross Internal Area 373.3 sq m / 4018.6 sq ft
 Garage Area 27.2 sq m / 292.5 sq ft
 Total Area 400.5 sq m / 4311.1 sq ft

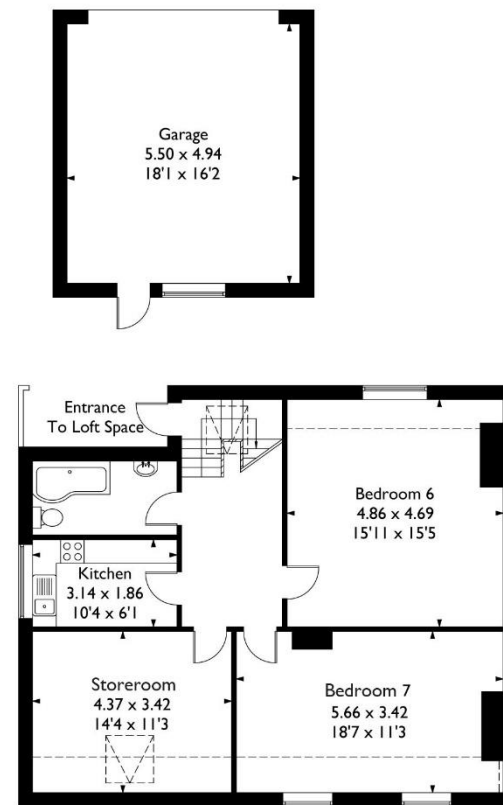
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.