



19 Downs Park West, Westbury Park
Guide Price Range £2,000,000 - £2,250,000

**RICHARD
HARDING**



19 Downs Park West,

Westbury Park, Bristol, BS6 7QQ

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An exceptional 6 bedroom Edwardian detached family home with direct access onto Durdham Downs. Versatile and impressive accommodation with wonderful room sizes, high ceilings and many retained period features, adding to this impressive and enviably located period family home.

Key Features

- Incredibly desirable location for families, literally on the doorstep of the acres of green open space of Durdham Downs, superb independent restaurants and shops of North View, Waitrose supermarket, bus connections and the Orpheus Cinema are all within a short level stroll. Westbury Park Primary School is within circa 500 metres and Redland Green School within circa 1.1km.
- Stunning south westerly facing 77ft x 50ft level rear garden with the rare advantage of gated access out onto Durdham Downs.
- Off road parking for multiple vehicles and a double garage.
- **Ground Floor:** entrance porch leads through into a reception hallway. Sitting room (21'10 x 14'3), wonderful large (27ft x 21ft) through sociable kitchen/dining room with walk-in larder and direct access out onto a superb sunny rear garden. Separate second reception room/family room with adjoining home office/study. Utility/shower room/wc, separate wc and cloakroom/boot room.
- **First Floor:** central landing, 4 good sized double bedrooms and a family bath/shower room/wc.
- **Second Floor:** landing, bedroom 1 with en-suite and bedroom 6 with en-suite.
- A handsome engaging and spacious family home in a highly desirable location.
- There is CAT 5 cabling throughout the house.





GROUND FLOOR

APPROACH: via a generous driveway providing off road parking for multiple vehicles leading up the left hand side of the house through the front garden and up to the main entrance to the property.

ENTRANCE PORCH: original flooring with inset floor mat, wall mounted alarm control panel, coat rail, door accessing the ground floor wc and further original part stained glass door accessing the reception hallway.

RECEPTION HALLWAY: (12'8" x 9'7") (3.86m x 2.92m) an impressive central reception hallway with wonderful high ceilings, ceiling cornicing, parquet wood flooring, beautiful original staircase rising to first floor landing and doors leading off to the sitting room, reception 2/family room, large family kitchen/dining room and boot room/cloakroom.

SITTING ROOM: (21'10" x 14'3") (6.65m x 4.34m) a large bay fronted sitting room with wonderful high ceilings with original cornicing and plate rail, wide bay to front comprising clear glazed windows overlooking the front garden with original stained glass windows over. Further feature porthole stained glass windows to side framing the beautiful stone fireplace with wood burning stove. Exposed stripped floorboards, period style radiators and tv point.

RECEPTION ROOM 2/FAMILY ROOM: (17'5" x 12'11") (5.31m x 3.94m) a good sized day sitting room with high ceilings, ceiling coving and picture rail, 3 large windows to front, gas stove, period style radiators. Door leads through to utility room and further secret bookcase door leads through to the study.

STUDY: (10'1" x 9'0") (3.08m x 2.75m) a useful study tucked away off the second reception room with windows to side, contemporary upright radiator, door accessing corner cupboard.

UTILITY ROOM/GROUND FLOOR SHOWER ROOM/WC: (10'7" x 10'1") (3.23m x 3.08m) a useful engine room of the house with wall mounted cupboards concealing the Vaillant gas central heating boilers with plumbing and appliance space for washing machine and dryer beneath. Low level wc, pedestal wash basin and shower enclosure with system fed shower. Dual aspect windows to rear and side and part glazed door to side accessing the garden.

KITCHEN/DINING ROOM: (27'7" x 21'4") (8.41m x 6.49m) described separately as follows:

Kitchen/Breakfast Room: a gorgeous hand built kitchen comprising base level units with worktop over and large central island with overhanging breakfast bar. The kitchen is bathed in natural light provided by the south westerly facing bay window with space for sofas to rear overlooking the level sunny rear garden. Appliance space for large range cooker with built in chimney hood over, plumbing and appliance space for dishwasher and American style fridge/freezer, high ceilings with original ceiling cornicing and plate rail, 2 feature porthole stained glass original windows, period style radiators and wide wall opening connecting through to the dining room.

Dining Room: high ceilings with ceiling coving and plate rail, 2 stained glass porthole windows, wood burning stove, exposed painted floorboards and windows to rear with central part glazed door providing a seamless access out onto the south westerly facing rear garden. Further doors access the entrance hallway and walk in larder.

Larder: an incredibly useful space off the dining room with high ceilings, 2 windows to side, an original sideboard with open shelving over.

WC: low level wc with concealed cistern, wash hand basin with tiled splashbacks, radiator, original floor and high level stained glass window to side.

FIRST FLOOR

LANDING: an impressive central landing flooded with natural light provided by the large stained glass feature window on the half landing. Doors lead off to 4 good sized double bedrooms and a family bathroom/wc and staircase continues up to the second floor.

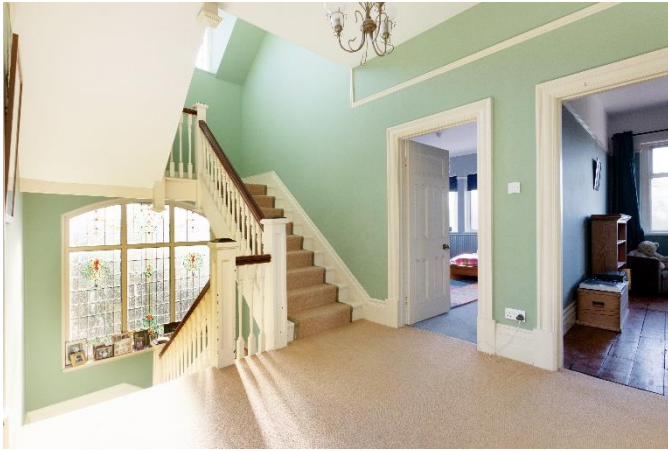
BEDROOM 2: (front) (17'5" x 14'3") (5.31m x 4.34m) dual aspect windows to front and side, period fireplace, high ceilings with picture rail and a radiator.

BEDROOM 3: (rear) (17'2" x 15'3") (5.24m x 4.65m) a good sized double bedroom with high ceilings, ceiling coving, picture rail and dual aspect windows to rear and side, with the windows to rear offering a lovely open outlook over the rear garden to Durdham Downs.

BEDROOM 4: (rear) (15'2" x 11'11") (4.63m x 3.63m) a double bedroom with high ceilings, picture rail, exposed stripped floorboards, radiator and windows to rear offering a similar outlook as bedroom 3.

BEDROOM 5: (17'5" x 12'10" max into built-in airing cupboard) (5.30m x 3.92m) a double bedroom with high ceilings, picture rail, built in Airing Cupboard, housing the high pressure hot water cylinder, windows to front, exposed stripped floorboards, radiator and an attractive original tiled fireplace.

FAMILY BATHROOM/WC: a white suite comprising a double ended bath, oversized shower enclosure with system fed shower, low level wc with concealed cistern, wall mounted wash basin, part tiled walls, tiled floor, extractor fan and window to side.



SECOND FLOOR

LANDING: plenty of natural light provided by the stained glass window to side and doors leading off to bedrooms 1 and 6.

BEDROOM 1: (23'9" x 17'6") (7.23m x 5.33m) an incredible, large principal double bedroom with dual aspect windows to rear and side, with the rear windows having a breath taking view over Durdham Downs. Picture rail, radiators, period fireplace, built in wardrobes/storage cupboards, a free standing roll edged bath and door accessing en suite shower room/wc.

En Suite Shower Room/wc: a walk in wet room style shower, low level wc with concealed cistern, wash hand basin, Velux skylight window, heated towel rail, tiled floor and part tiled walls.

BEDROOM 6: (front) (15'9" x 15'5") (4.80m x 4.69m) a double bedroom with large windows to front, a period fireplace, radiator, low level doors accessing eaves storage space and door accessing en suite wet room/wc.

En Suite Wet Room/wc: a system fed shower, low level wc with concealed cistern, wash hand basin, heated towel rail, low level door accessing eaves storage space, extractor fan, inset spotlights and Velux skylight window.

OUTSIDE

FRONT GARDEN: there are lawned front gardens with gated access to the right hand side and flagstone driveway to the left hand side providing off road parking for multiple vehicles. The driveway leads up the left hand side of the house towards:

DOUBLE GARAGE: (20'11" x 16'2") (6.38m x 4.94m) a good sized double garage with pitched roof, sliding period doors on runners, original porthole leaded windows, power and light.

REAR GARDEN: (approx. 77ft across x 50ft deep) (23.47m x 15.24m) a superb level south westerly facing wide level rear garden attracting all of the day's sunshine due to its south westerly aspect, paved seating area with pergola over, small feature orchard area with various fruit trees, sunken trampoline set into the lawn, wood store, gated access to the driveway and pedestrian gated access directly onto Durdham Downs. The garden not only offers the space and orientation rarely found in Westbury Park but an incredible amount of privacy due to backing onto the Downs.

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. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G

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		75 C
55-68	D		
39-54	E	53 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.



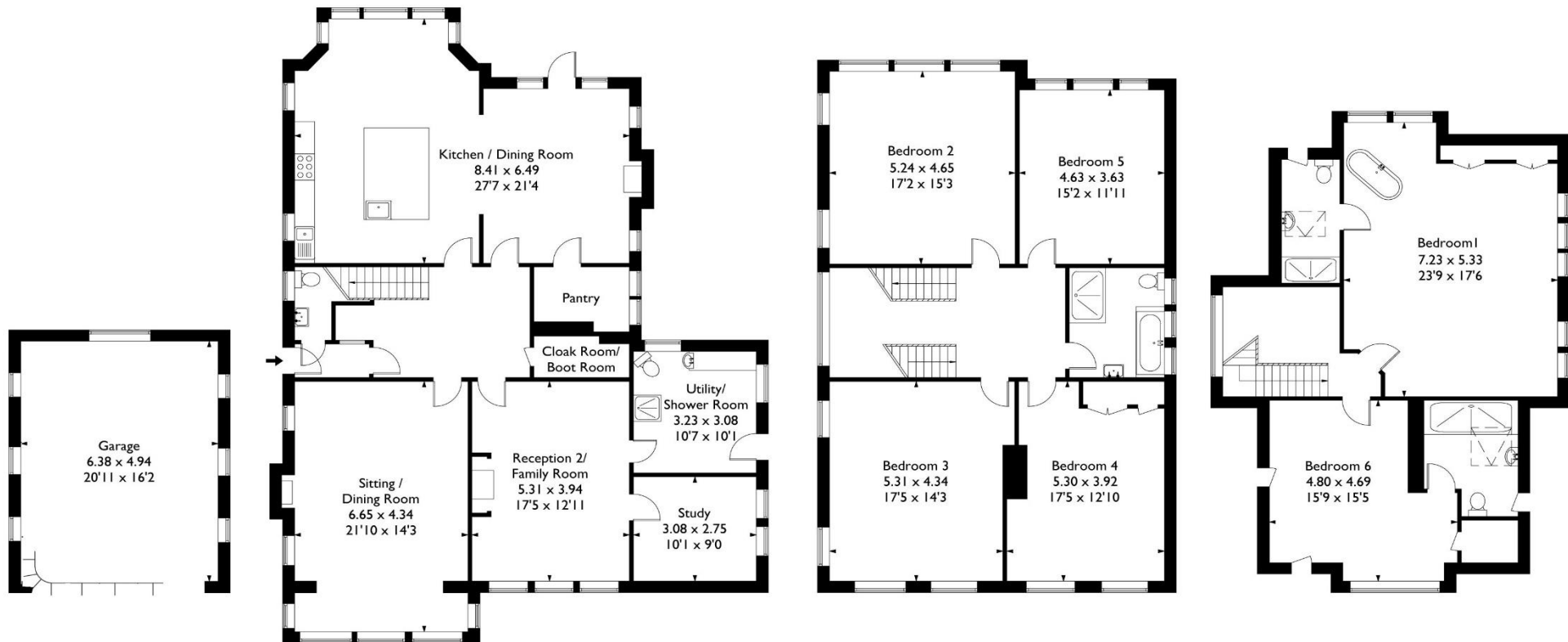


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Approximate Gross Internal Area 332.70 sq m / 3580.80 sq ft

Garage Area 31.50 sq m / 339.20 sq ft

Total Area 364.20 sq m / 3920.0 sq ft



Garage

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.