



17 Linden Road, Westbury Park, Bristol, BS6 7RJ

GUIDE PRICE £1,225,000

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## PROPERTY OVERVIEW

A beautifully presented, double bay-fronted Victorian family home offering approximately 3,200 sq. ft. of versatile living space, ideally suited for a growing family. Located in a highly sought-after position on the Redland/Westbury Park border, this impressive property effortlessly combines elegant period charm with modern conveniences and falls within the Area of Prime Responsibility (APR) for Redland Green School.

Upon entering, you are greeted by a grand entrance hall featuring striking stained-glass doors and top lights, along with an elegant returning staircase, showcasing the character and craftsmanship of this stunning home.

The principal reception room at the front of the house boasts a large bay window, a fireplace, marble flooring, and ornate cornicing and ceiling rose, offering a sophisticated yet welcoming atmosphere. Two further reception rooms create versatile family living, enhanced by a log burner and feature fireplace.

To the rear, the modern shaker-style kitchen provides ample storage and worktop space and leads to a rear lobby, a downstairs shower room, and a further reception room, currently used as a studio/bedroom seven, offering excellent flexibility for a variety of uses.

Ascending the turned staircase, the first-floor landing provides access to three generous bedrooms, a useful storage cupboard, and a balcony/terrace-perfect for enjoying a morning coffee or evening sunset.

The top floor offers three additional bedrooms, one of which is currently used as a kitchen/utility room, plus a further shower room, providing scope for reconfiguration to suit your needs.

Externally, the property benefits from a private, west-facing rear garden, offering a tranquil outdoor space ideal for relaxation and family activities. To the front, a large driveway provides off-street parking for multiple vehicles-an invaluable asset in this desirable location.

This exceptional period home is bursting with original charm and character, thoughtfully enhanced and modernised by the current owners. With timber double-glazed sash windows and an array of impressive period details, this is a fantastic family home combining classic elegance with modern practicality.

### Location

Situated on the Redland/Westbury Park border, this home is a short walk from the vibrant amenities of North View, Coldharbour Road, Henleaze Road, and Gloucester Road. You'll find an excellent selection of independent shops, a Waitrose supermarket, and a cinema. Families will appreciate the outstanding local schools, including primary and secondary options across both state and independent sectors. The area is well-connected with excellent transport links to Bristol city centre, Cribbs Causeway, and the M4/M5 motorway network.

### Nearby Schools (Approximate Distances):

Westbury Park Primary School – 0.37 km  
St Bonaventure's Catholic Primary School – 0.57 km  
Henleaze Junior School – 0.64 km  
Redland Green School – 0.56 km

This is a rare opportunity to acquire a grand family home in one of Bristol's most desirable neighbourhoods-viewing is highly recommended.

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## KEY DETAILS

- A Substantial Victorian Family Home on the Redland/Westbury Park Border
- Over 3,200 sq. ft. Of Living Space Across Three Floors
- 5/6 Bedrooms Offering Flexibility
- Retains Many Original Period Features
- Large Driveway With Parking For Several Cars
- West-Facing Enclosed Rear Garden
- Within The APR For Redland Green School

Guide Price: £1,225,000

Tenure: Freehold

Council Tax Band: F

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: C

Viewing: By appointment only

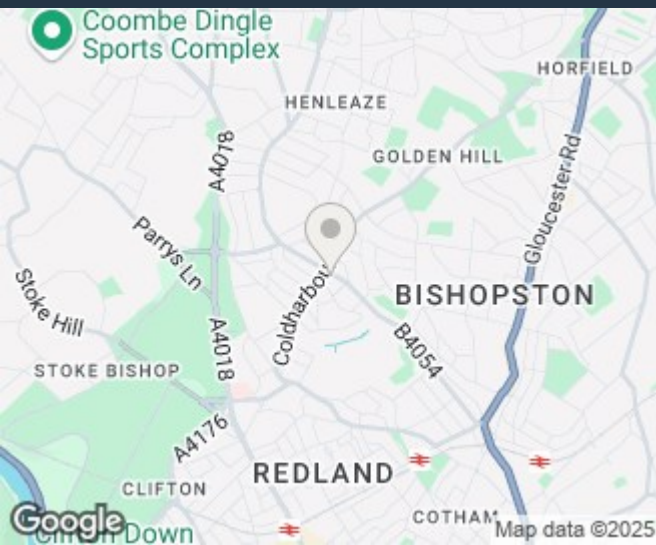


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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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#### Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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