



7 Southfield Road, Westbury-on-Trym, Bristol

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# A substantial detached family home in Westbury-On-Trym with five double bedrooms, a self-contained flat and a private south-facing garden.

## The Property

The approach to Southfield Road is a paved driveway with the front garden running alongside. There are steps that lead to the impressive entrance hall, with original stained-glass windows and vaulted ceilings. The spacious ground floor hall has wooden flooring and is full of natural light from traditional windows, opening to the various reception rooms.

The open plan kitchen/diner is at the front of the property, with integrated appliances. There is a functional island/breakfast bar which separates the kitchen from the dining area, which is bay fronted with outlook to the front garden. The two reception rooms at the rear of the property have original period fireplaces and double French doors which open on to the south facing balcony; providing access to the decked area and lawn. There is a W.C and access to the lower ground floor flat on this level.

On the first floor there are 3 double bedrooms; the principal suite is south facing with far reaching views and has an ensuite shower room. Bedroom 2 is also at the rear and benefits from the views and built in wardrobe space. Bedroom 3 over looks the front garden and is placed next to the large family bathroom, with a freestanding bath, walk in shower and double vanity sinks. On the top floor there are two further bedrooms one of which has an ensuite shower room.

In the basement there is a storeroom, gym and functional utility space. The self-contained apartment has a one double bedroom, a fully fitted kitchen and living space and a shower room. There is external access to this apartment at the rear of the property, through the side access.





## Outside

The balcony, off the two reception rooms, is a great outside entertaining space. The rear garden is substantial and also south facing; benefitting from the sun most of the day. There are many mature trees lining the boundary which creates a good level of privacy throughout the garden. To the side of the property is a double garage.

## Location

Well positioned in Westbury-On-Trym, Southfield Road is a tree lined residential with Redmaids High School at the end of the street and Badminton School a little further on. Both Durdham Downs and Canford Park are just short walks away.





## Property information

**Local Authority:** Bristol City Council

**Tenure:** Freehold

**Council Tax Band:** G

**EPC:** D

**Guide Price:** £1,950,000

**Viewings:** By appointment through sole selling agent Knight Frank



**Approximate Gross Internal Floor Area**

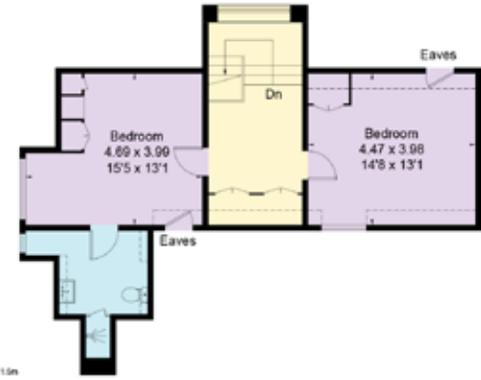
Garage = 34 sq m / 372 sq ft

Total Area = 394 sq m / 4,247 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



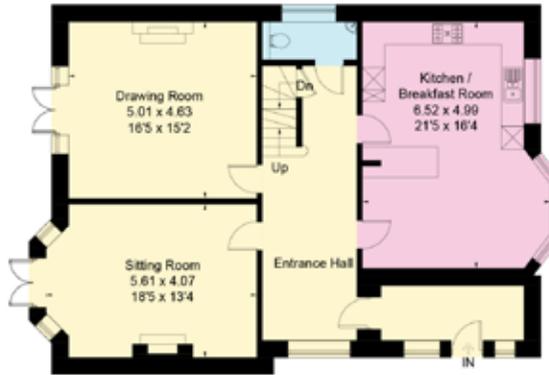
First Floor



Second Floor



Lower Ground Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

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