

estate agents **auctioneers**

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morgan**



205 Passage Road, Westbury On Trym, Bristol, BS10 7DL

£1,095,000

A spacious detached 1930's family home set a secluded yet ideal position. No Chain.

- Detached property
- 3,595 - 4,036 sqft
- Outbuildings
- 5 bedrooms
- 5 bathrooms
- 4 reception rooms
- Parking for multiple cars
- Generous garden

The Property

Nestled behind electronic entrance gates and tall mature trees, the property enjoys a high level of privacy. To the left of the driveway, a charming detached lodge currently serves as a gym.

Originally constructed in the 1930s, the property underwent significant enhancements by the current owners. The interior has been meticulously transformed and extended to the rear, introducing a splendid garden room with bi-fold doors. Additionally, the front extension creates an impressive principal bedroom suite with a cantilevered design and a balcony on the first floor..

The interior boasts a contemporary and lavish finish with oak, metallic epoxy resin, and wood-effect floors and underfloor heating in the kitchen breakfast/dining room, family room, and garden room. The sitting room, featuring a bay window, showcases a stone fireplace with a log effect gas fire, offering a view of the front drive. The well-appointed open-plan kitchen breakfast/dining room is equipped with integrated appliances, including a microwave, two ovens (one with a steamer), dishwasher, wine cooler, and gas hob. The dining room, situated at a lower level, features a suspended ceiling with concealed lighting and French doors opening to the rear garden. The striking garden room, characterized by a vaulted ceiling and A-frame window, connects seamlessly to the outdoors through bi-fold doors. The open-plan family room/music/games room, adorned with a raised fireplace housing a gas effect pebble fire, leads to the study via double doors.

Upstairs, the bathrooms and shower rooms are luxuriously appointed. The cantilevered principal bedroom on the first floor boasts a vaulted ceiling, a balcony, and a walk-in wardrobe. The en-suite shower room is equipped with a steam shower. Four additional bedroom suites include two with shower rooms, one with a dressing area, and a bath.

The property benefits from a large front garden largely paved offering space for numerous cars.

The back garden is private and secluded with mature tall trees and hedgerows.

Nestled to the left of the entrance drive, the charming detached lodge, featuring a mezzanine level, is tucked away amidst a picturesque setting of bushes and trees. Currently serving as a gym, this delightful space offers great potential such as a home office or additional accommodation, pending the necessary planning consent

Location - Westbury On Trym

Westbury on Trym is amongst the most sought after locations in the city. Offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park, excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Elmlea Primary Schools, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network.

Other Information

Freehold.

Council Tax Band: G

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 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. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. 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 note that in some instances the photographs may have been taken using a wide angle lens.

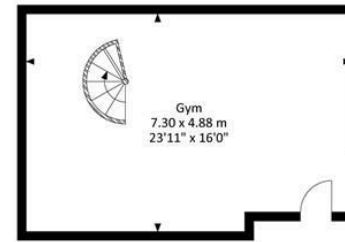
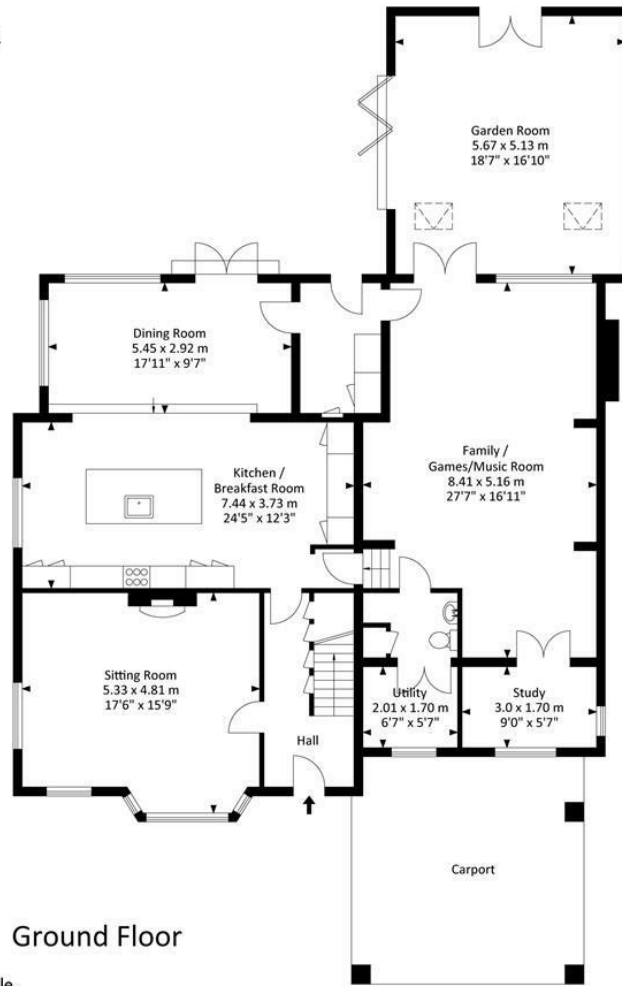


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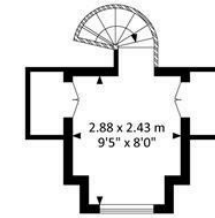
Approx. Gross Internal Area
3595.0 Sq.Ft - 334.0 Sq.M
Detached Lodge
441.0 Sq.Ft - 41.0 Sq.M
Total Area
4036.0 Sq.Ft - 375.0 Sq.M



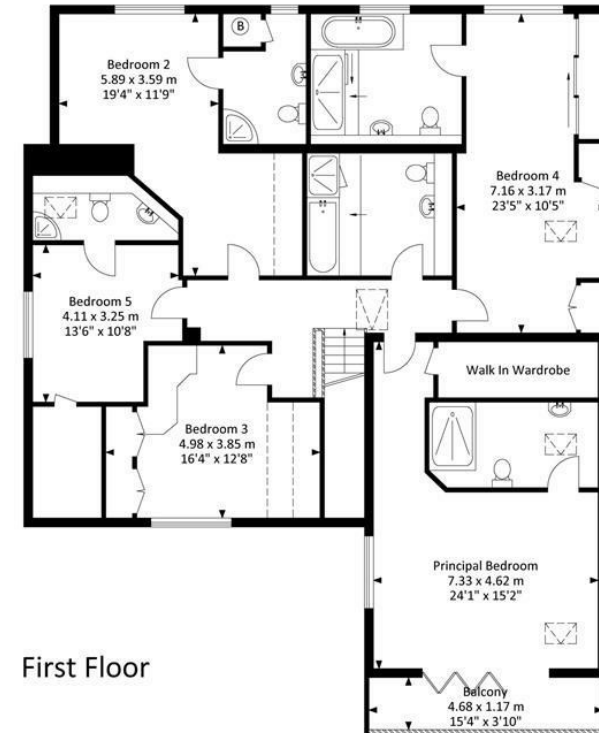
Ground Floor



Detached Lodge



Mezzanine



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

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Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
69	79		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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