



16 GREAT BROCKERIDGE,
WESTBURY ON TRYM, BS9 3TY

GOODMAN
& LILLEY







16 GREAT BROCKERIDGE

WESTBURY ON TRYM BS9 3TY

ASKING PRICE
£1,300,000

An Individual and distinctive five bedroomed detached house commanding stunning views from the crest of one of Westbury-on-Tryms most sought after roads.

With so much to offer in such a desirable setting, early interest is expected. Get in touch with one of our property experts today to arrange your viewing.

Location

Great Brockeridge is a highly sought after location featuring an array of quality houses with distinguishing features. Ideally placed and within a short walk of the famous Durdham Downs, this north west suburb of Bristol offers many amenities. These include local shops, hostels and restaurants, as well as schools, both state and independent, primary and secondary. Nearby Elmlea is an outstanding primary school and Redmaids High, Badminton, Bristol Grammar, Clifton College and QEH offer excellent secondary education as well as Bristol Free School for which the property is within the heart of the catchment area. For sporting pursuits the area includes health and leisure clubs as well as golf courses. For the commuter the A4018 and A4 provide direct access to Bristol's commercial centre, and the motorway networks, M4 and M5. The house is well served by public transport. Rail travel is well catered for with mainline stations at Bristol Parkway and Temple Meads and international travel is available from Bristol Airport with flights to a number of European and some long haul destinations.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

The generous three storey family accommodation includes modern comforts such as double glazing whilst not compromising the character of the home. The traditional reception hall is accessed through a front porch and is significant in proportions with beautifully preserved oak panelling and hardwood floor (now carpeted), a rising staircase and doors to all ground floor rooms. There are two reception rooms. The former dining room has been extended by the present owners and now offers a superb space with dual aspect windows to the side, motorised velux windows and bi folding doors out to the rear garden. The generous sitting room has a feature fireplace and two windows to the front elevation and one to the side. To the rear of the property is the 25ft kitchen / breakfast room that incorporates a fitted kitchen and ample space for a dining table. There are windows to the side and rear elevations and a side door to the driveway. A separate utility room off of the double

garage and cloakroom complete the ground floor accommodation.

First Floor

At first floor level there is a spacious central landing and four double bedrooms, the master bedroom located to the front of the house has superb views down across Westbury/Stoke Bishop towards Blaise Castle and an en suite shower room, The remaining three double bedrooms are accessed from the landing and are served by a modern family bathroom. Stairs continue to a second floor which has been converted by the current owners to now provide a fifth en suite bedroom.

Second Floor

The second floor offers a generous double bedroom with ample additional space for a home office, excellent panoramic views across Westbury/Stoke Bishop and an en suite shower room fitted with a modern suite.

Outside

The property boasts front and rear gardens perfect for families and gardening enthusiasts with lawns, patio areas, raised beds and a pond.

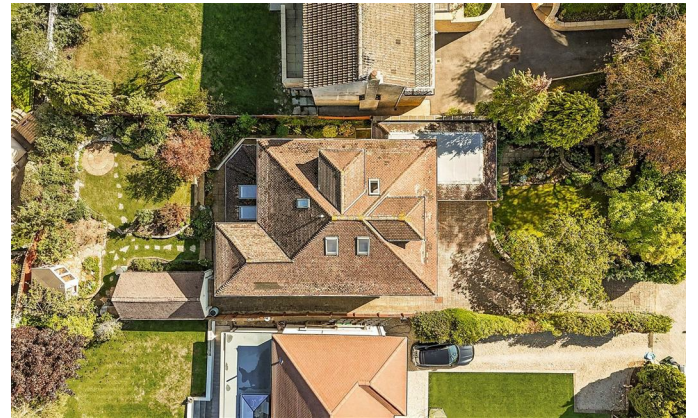
Garaging / Driveway Parking

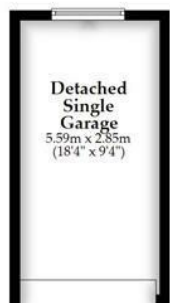
The property benefits from two garages, one single and one double both accessed by an ample brick paved driveway which offers plentiful parking. The attached double garage at the front of the property can accommodate two large cars and has direct access from the main house. This garage benefits from an electric roller double door, power and light, windows, and a good workshop area with door to the rear garden. The single detached garage is at the side / rear of the property with roller door, light and power and will accommodate one car.



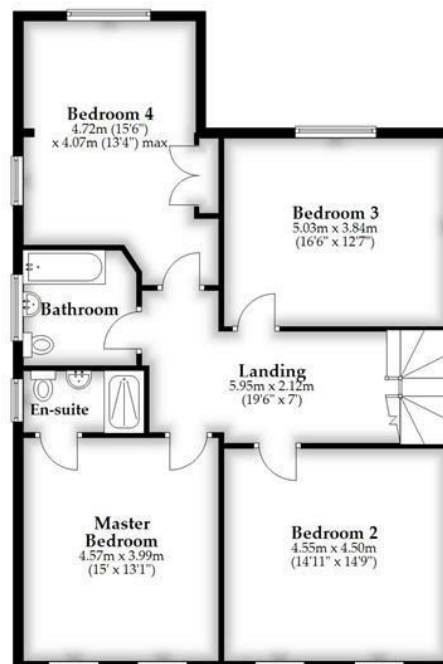
- Substantial Detached Family Home
- Outstanding Local Schools
- One Double & One Single Garage / Driveway Parking
- Superb Westbury-on-Trym Location
- Five Double Bedrooms / Two En Suites
- Rarely Available
- Front and Rear Gardens



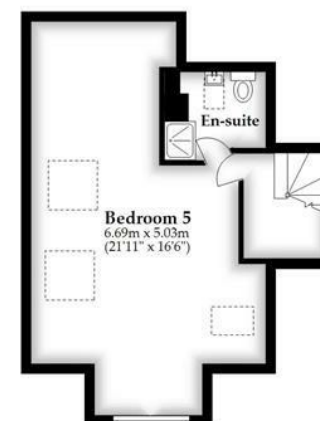




Ground Floor



First Floor



Second Floor

Total area: approx. 310.0 sq. metres (3336.6 sq. feet)

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.
Plan produced using PlanIt.

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