



5 Westbury Park, Westbury Park
Guide Price £1,400,000

RICHARD
HARDING



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Westbury Park, Bristol, BS6 7JB

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An incredibly rare opportunity to purchase a freehold house fronting the Downs in Westbury Park with off-road parking and a garage. Accommodation comprises 5/6 bedrooms, sitting room and separate kitchen/dining room plus flexible lower ground floor accommodation, perfect for a lodger, dependant relative etc.

Key Features

- Superb location for families, fronting the acres of green open space of the Downs, whilst also being incredibly handy and within a gentle level stroll of the shops, cafes, restaurants, Orpheus cinema and Waitrose supermarket of Westbury Park/Henleaze. Bus connections are also nearby, as are excellent schools including Westbury Park (within 300m) and Redland Green Secondary (within 1km).
- Versatile accommodation including 5 bedrooms plus a study, superb sitting room, separate kitchen/breakfast room with balcony and half-spiral staircase accessing the garden.
- **Lower Ground Floor:** 2 bedroom apartment which can either be used independently or reinstated into the main body of the house.
- **Outside:** good sized level front garden approaching the property and superb rear garden.
- **Option to purchase a garage and parking space by separate negotiation.** This is yards away on Royal Albert Road and is on a separate title to the house.
- An elegant and civilised period home with beautiful gardens, parking and garage in an enviable position.





GROUND FLOOR

APPROACH: via beautiful original stone pillars and wrought iron garden gate entering the front garden and pathway which ascends to a set of steps leading up to the impressive front doors to the property.

ENTRANCE VESTIBULE: wonderful high ceilings with ceiling cornicing, high skirting boards and box and meters for electrics. Part glazed door accessing:-

ENTRANCE HALLWAY: high ceilings with original ceiling corning and staircase ascending to the first floor landing. Understairs utility cupboard, downstairs cloakroom/wc. Coat hooks, radiator. Doors off to sitting room and kitchen/dining room.

SITTING ROOM: (front) (18'9" x 14'4" max into chimney recess) (5.72m x 4.36m) impressive high ceiling with original ceiling cornicing. Period style fireplace. Two beautiful tall double glazed sash windows to front, overlooking the front garden and the Downs opposite. Radiators and TV point.

KITCHEN/DINING ROOM: (19'2" max into chimney recess x 15'10") (5.85m x 4.82m) good sized sociable kitchen/dining space with period fireplace, high ceilings, original ceiling cornicing and central ceiling rose. Fitted kitchen comprising base and eye level cupboards and drawers with central island and integrated appliances including an electric oven, 4-ring gas hob, microwave and dishwasher. Space for dining table and chairs. Radiator and two tall sash windows accessing a deck balcony with half-spiral staircase descending into the rear garden.

CLOAKROOM/WC: low level wc, wash hand basin with storage cabinet beneath, mosaic tiled to dado height and an extractor fan.

FIRST FLOOR

LANDING: central landing with staircase rising to the top floor. Doors leading off to bedroom 1, bedroom 2, bedroom 6/study and the family bathroom.

BEDROOM 1: (front) (20'2" x 18'8") (6.14m x 5.69m) an impressive principal double bedroom with an abundance of natural light provided by the two feature arched double glazed sash windows to front elevation, offering fabulous views across to the Downs. High ceilings with ceiling coving and picture rail. Radiator. Door accessing an airing cupboard, housing the lagged hot water tank and slatted shelving.

BEDROOM 4: (rear) (16'4" x 11'1" max into chimney recess) (4.99m x 3.37m) a double bedroom with high ceilings, ceiling coving, picture rail, laminated wood flooring, radiator and double glazed sash window to rear, overlooking the rear garden.

BEDROOM 5/STUDY: (9'9" x 8'9") (2.96m x 2.66m) high ceilings, ceiling coving, picture rail, laminated wood flooring, radiator and double glazed sash window to rear elevation.

FAMILY BATHROOM/WC: white suite comprising panelled bath with mixer taps and shower attachment. Walk in shower enclosure with system fed shower. Low level wc, pedestal wash hand basin, heated towel rail, part tiled walls and tiled floor.

SECOND FLOOR

LANDING: central landing with massive rooflight window flooding the landing stairwell with natural light. Doors off to bedroom 4, bedroom 5, cloakroom/wc and a recessed storage cupboard.

BEDROOM 2: (front) (20'1" x 18'8") (6.13 x 5.68m) an incredible double bedroom spanning the width of the house with two feature arched double glazed sash windows to front looking out over the trees on the Downs. High ceilings and a radiator.

BEDROOM 3: (rear) (16'4" x 14'6" max into chimney recess) (4.99m x 4.43m) high ceilings, boarded fireplace, double glazed sash windows to rear offering an fabulous elevated cityscape view across the rooftops of Bristol towards the Mendip hills. Radiator and door accessing:-

En-Suite Bathroom: white suite comprising panelled bath with Mira electric shower over. Heated towel rail, pedestal wash hand basin and skylight window.

CLOAKROOM/WC: low level wc, corner wash basin, tiled floor and skylight windows.



LOWER GROUND FLOOR

Flexible lower ground floor accommodation which has always been arranged as a flat, but has a staircase boxed in to the main house so could be reincorporated into the property depending on one's requirements. The accommodation would work perfectly well for a lodger, guests or dependant relatives.

ENTRANCE: flows through into:-

SITTING ROOM: (13'9" x 12'2") (4.20m x 3.71m) recessed kitchenette off of it and two sash windows to front. Two radiators, meter cupboard, further recessed storage cupboard. Door through to:-

INNER HALLWAY: access off to two bedrooms, bathroom and a utility cupboard.

BEDROOM 1/RECEPTION 2: (13'7" x 11'5") (4.14m x 3.49m) double bedroom/reception room with recessed storage cupboards, radiator, part glazed door accessing the rear garden, window. Door connecting through to the bathroom, so this can either be used as an en-suite or independently.

BEDROOM 2/STUDY: (10'6" x 7'5") (3.20m x 2.25m) single bedroom/study with a radiator and window to rear overlooking the rear garden.

BATHROOM/WC: connected by either the entrance hallway or the main bedroom, creating an en-suite, this bathroom has a panelled bath with shower over, low level wc, wash basin with storage beneath, part tiled walls and a heated towel rail.

OUTSIDE

FRONT GARDEN: the property is set back from the pedestrian pathway and the Downs with a lovely lawned front garden with flower borders containing plants, shrubs and rockery. Steps ascending to the main hall floor entrance and several steps leading down to a sunken lower ground floor courtyard where there is an independent entrance to the lower ground floor accommodation.

REAR GARDEN: (70ft x 20ft) (21.34m x 6.10m) a glorious level lawned rear garden with attractive stone boundary walls, wide flower borders containing various shrubs. Garden shed, mature trees and generous paved seating area closest to the property. Independent access into the lower ground floor accommodation. Half spiral stair rising to the raised balcony/terrace accessed off the kitchen/dining room.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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	70 C	75 C
55-68	D		
39-54	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.





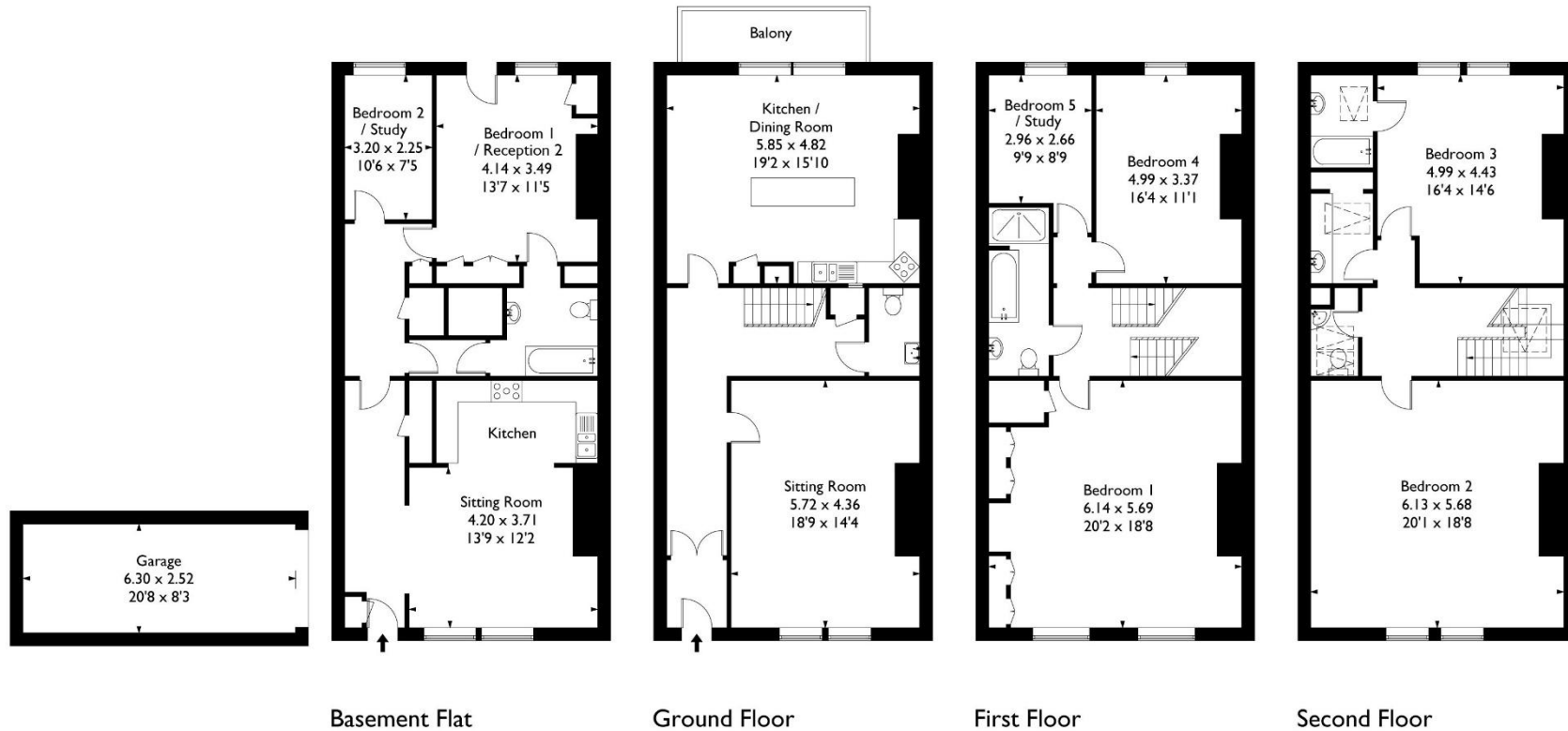
Westbury Park, Bristol BS6 7JB

Approximate Gross Internal Area 229.8 sq m / 2474 sq ft

Garage Area 15.9 sq m / 170.9 sq ft

Flat Area 71.6 sq m / 770.3 sq ft

Total Area 317.3 sq m / 3415.2 sq ft



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.