



9 HYLAND GROVE, WESTBURY ON TRYM, BS9 3NR
ASKING PRICE £1,100,000



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- An attractive 4 double bedroom detached family home
- Backing directly onto Henbury Golf Club
- Highly sought after cul de sac location
- Generous plot
- Close to Westbury on Trym village
- Garage & driveway parking
- Solar panels & air source heat pump
- Internal inspection highly recommended

Situated within a highly desirable and close-knit cul-de-sac, this exclusive setting is renowned for its strong sense of community, with properties here seldom becoming available on the open market. Notably, this particular home is offered for sale for the first time for over 30 years.

There is comfortable, light and well-configured accommodation (circa 2,284sq.ft) over two levels with features such as solid oak stripped flooring to some ground floor rooms and the beautiful hallway and landing. These are blended seamlessly with modern conveniences such as double glazing and central heating.

The house also has excellent potential to further extended the already spacious accommodation to the side or into the roof space.

An elevated position with south facing panoramic views over an established tiered garden descending to woodland, the golf course and beyond. Whilst the house has been well maintained it also offers scope for enlargement with possibilities to the loft and to the side elevation. (subject to first obtaining the necessary consents).

LOCATION

Enjoying a highly convenient location, the property lies just 0.7 miles from the charming village centre of Westbury-on-Trym, with its excellent range of shops, cafés and local amenities. The position also offers straightforward access to the city centre, as well as out-of-town shopping at The Mall at Cribbs Causeway and the nearby Almondsbury Interchange connecting the M5 and M4 motorways.

ACCOMMODATION

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

GROUND FLOOR







A welcoming reception hallway, leads into a series of beautifully proportioned and versatile living spaces. The principal feature is a superb 25ft open-plan living, dining and kitchen space, thoughtfully designed for both everyday family life and entertaining, with a seamless connection to a delightful balcony where the elevated rear aspect can be fully appreciated.

The ground floor is further enhanced by two further generously proportioned reception rooms, offering excellent flexibility to suit individual requirements. These versatile spaces could comfortably serve as a second sitting room, dedicated home office, playroom or fifth guest bedroom.

A stylish cloakroom/WC with shower completes the accommodation on this level. From the balcony, steps lead down to two useful cellar rooms, providing excellent additional storage and practical utility space.

FIRST FLOOR

A spacious landing provides access to four well proportioned double bedrooms, together with a well-appointed family bathroom. Two of the bedrooms enjoy a pleasant front-facing aspect, while the two rear bedrooms feature south-facing windows that frame wonderful far-reaching views across the surrounding landscape.

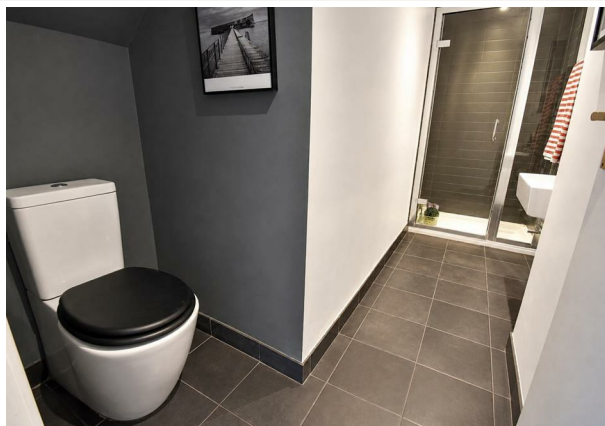
The landing also provides access to useful roof space storage, adding a practical yet valuable element to this well-designed level of accommodation.

GARDENS, GARAGE AND DRIVEWAY PARKING

To the front, a private driveway provides parking and leads to a useful garage.

Beneath the property are practical cellar storage rooms accessed from the rear garden.

To the rear lies a generous long-established well stocked mature garden, complete with a superb paved terrace area for entertaining that has outstanding views.





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BS9 3NR

FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE
AND NOT TO BE RELIED UPON AS A
STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
2284.90 SQ.FT

COUNCIL TAX BAND : F

RECEPTION ROOM : 3

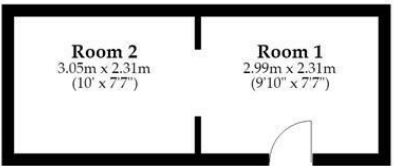
BEDROOMS: 4

BATHROOMS : 2

FREEHOLD

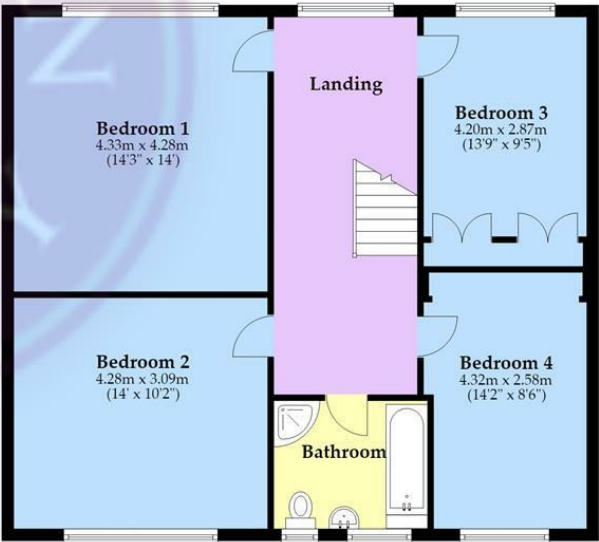
Basement

Approx. 14.2 sq. metres (152.7 sq. feet)



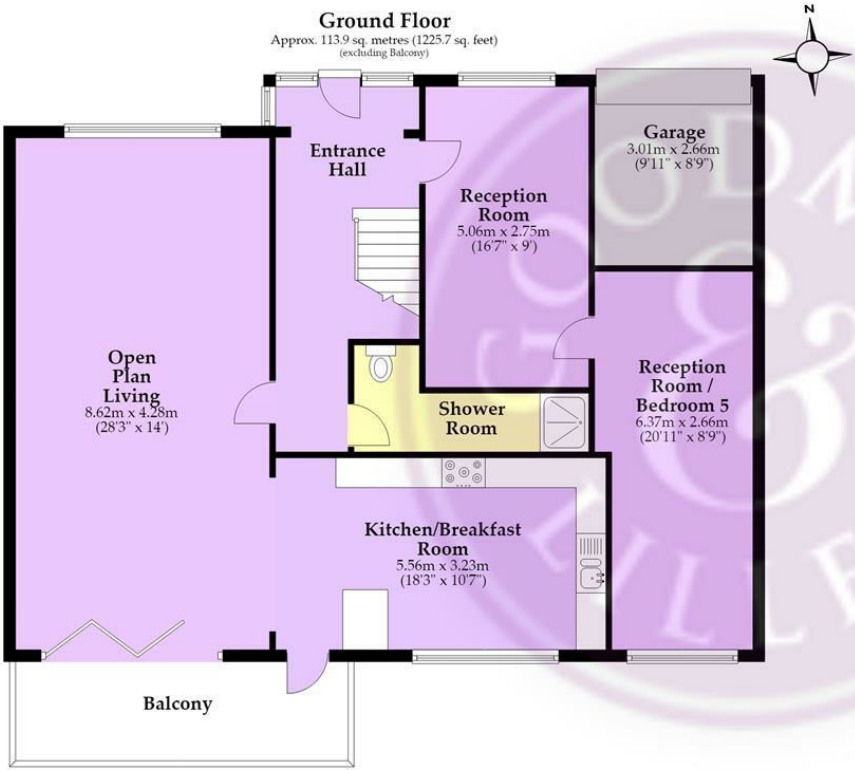
First Floor

Approx. 84.2 sq. metres (906.5 sq. feet)



Ground Floor

Approx. 113.9 sq. metres (1225.7 sq. feet)
(excluding Balcony)



Total area: approx. 212.3 sq. metres (2284.9 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 PlanUp.





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