



MAGGS
& ALLEN

15 DUGAR WALK
REDLAND, BRISTOL, BS6 7DH
Price Guide £850,000

Boasting large (approx. 650 sqm), mature rear gardens backing onto allotments, off-street parking for multiple vehicles and integral garage comes this four-bedroom family home located on a quiet cul-de-sac in the Redland Green School APR.

Ground Floor

The entrance hallway, with retained original staircase and under-stairs storage, provides access to the principal rooms and kitchen/breakfast room.

The bay-fronted reception is generously sized, currently utilised as a dining room and offering an outlook of the front garden. Sat adjacent, the second reception room has been extended and provides access to the rear patio and garden via sliding doors. The south westerly-facing aspect of this room means it is light-filled into the early evening.

The kitchen/breakfast room is fitted with a range of base and wall-mounted units, and provides space for a breakfast table and appliances. This also has a lovely outlook of the rear garden and allotments.

Completing the ground floor is a modern three-piece shower room fitted with modern shower enclosure, WC and basin.

First Floor

Ascending the original staircase, the first floor landing provides access to each of the four bedrooms and family bathroom.

The four bedrooms are comprised of three doubles including good quality built-in wardrobes, and a well-sized single bedroom. There is additionally a storage cupboard located at the end of the landing occupying part of the extension.

Completing the first floor is a three-piece bathroom, airing cupboard and access to the loft - which subject to necessary permissions could be converted into a further bedroom.

Externally

Approached at the end of a quiet cul-de-sac, there is off-street parking available on the block paved driveway, and additionally through a gated hardstanding to rear. Also accessed from the driveway is a secure garage which can accommodate a modern car.

15 Dugar Walk offers what is likely one of the most special gardens in the local area. Divided between a south westerly-facing level portion accessed immediately from the property, low-maintenance garden to front and side aspects, and a remarkable terraced woodland garden at the rear measuring approx. 0.16 acres.

The woodland garden hosts a vast array of mature trees and shrubs, and provides some stunning elevated view points of the locality. This is additionally bordered by the Redland Green Allotments, as is the garden accessed directly from the house - ensuring a mass of peaceful green space.

The south-westerly facing nature of this garden ensures it is a sun trap through much of the day.



Vendor's Comments

"You couldn't ask for a better spot – shops, schools, the Downs, and Redland Green are all really close. It's tucked away in a quiet little cul-de-sac with a genuinely nice community feel, and the kids have 'playing out' days. The back garden is a real treat, so it's brilliant for kids to run around and a dream if you love a bit of gardening - it's also not overlooked!

It has been a fantastic family home for 73 years, and only moving now because it's time to downsize."

Schools

Redland Green School - Distance: 0.18 miles

Westbury Park School - Distance: 0.36 miles

St Bonaventure's Catholic Primary School - Distance: 0.31 miles

Bishop Road Primary School - Distance: 0.52 miles

Location - Redland/Westbury Park borders

A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience.

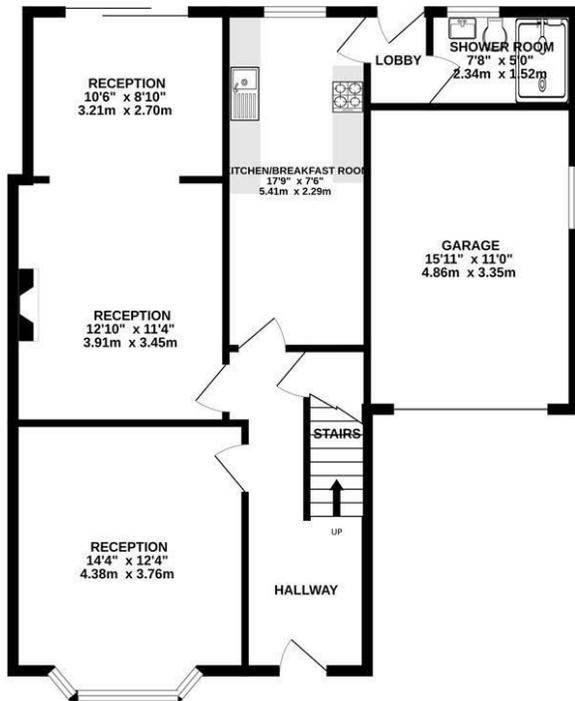
Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park - on its doorstep - offers an selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Cultural richness thrives with art galleries and theatres, whilst Redland is also home to Bristol University and Redland Green School, meaning it is an academic hub within the city.

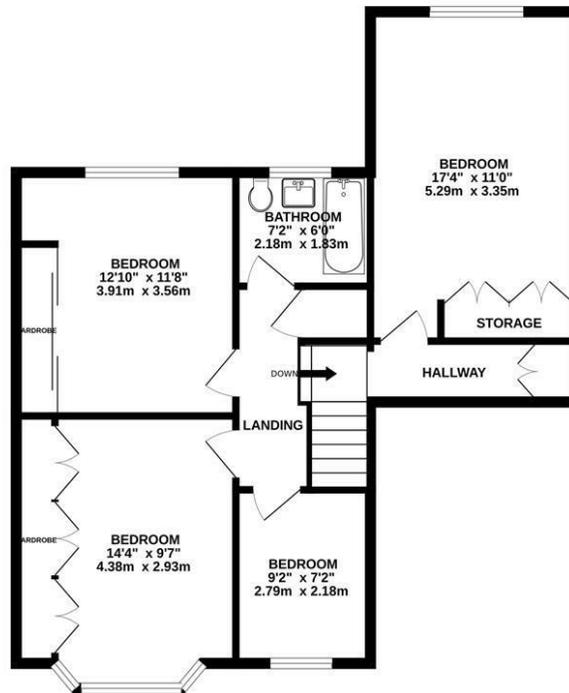
Redland's location ensures easy transportation access, making it a gateway to explore Bristol and beyond.



GROUND FLOOR
882 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1605 sq.ft. (149.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- An extended 1950's residence
- Four bedrooms, comprising three double rooms with in-built storage and one single room
- Substantial mature gardens on three aspects, bordered by allotments to the rear
- Located on a quiet cul-de-sac in the Redland Green School APR
- Two well-proportioned reception rooms, with separate kitchen/breakfast room
- Integral garage, and off-street parking for multiple vehicles
- Scope to further extend subject to necessary permissions
- In need of some modernising
- Some attractive period detailing retained
- Two bathrooms including one to ground floor

Guide Price: £850,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

MAGGS & ALLEN





60 Northumbria Drive, Henleaze, Bristol, BS9 4HW

0117 949 9000

www.maggsandallen.co.uk | agency@maggsandallen.co.uk



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