



221 Canford Lane, Westbury-On-Trym, Bristol, BS9 3PD

GUIDE PRICE £845,000

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ESTATE AGENTS

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## PROPERTY OVERVIEW

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A beautifully presented and significantly extended family home offering approximately 1,750 Sq.Ft. of well-balanced accommodation, positioned in one of Westbury-on-Trym's most desirable locations. Extended and improved by the current owners in 2009, the property blends generous living space with a practical layout, excellent natural light, and a particularly large garden (approx. 180 ft) with superb outlook over open green space.

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The ground floor provides a welcoming entrance hall leading to multiple reception areas, including a comfortable sitting room, ideal for both family living and entertaining. The layout flows seamlessly through to a spacious kitchen/dining/living area with log-burning stove, which enjoys direct access to the rear garden and takes full advantage of the views beyond. Underfloor heating serves the ground floor, adding to the comfort and quality of the accommodation.

Upstairs, the property offers well-proportioned bedrooms arranged across the upper floors, with flexibility for family life, guest accommodation, or home working. Bathrooms are well placed to serve the accommodation, and storage is thoughtfully integrated throughout.

Externally, the property enjoys a generous and richly planted rear garden extending to approximately 75 metres (circa 240 feet), offering a wonderful sense of space and privacy. The garden is separated into several distinct spaces, including more ornamental areas, a productive veggie patch and wilder sections, dropping down to the River Trym. It enjoys scenic views across Henbury Golf Club, creating an attractive and peaceful backdrop rarely found so close to the village. The outdoor space is ideal for family use, entertaining, or simply enjoying the outlook.

### Location

The property occupies an exceptional position, with a level walk into Westbury-on-Trym village and situated directly opposite Canford Park, offering immediate access to green space and recreational facilities. Westbury-on-Trym is highly regarded for its strong community feel, excellent local shops, cafés, and amenities.

The area is particularly popular with families due to its proximity to well-regarded schools and easy access to Henleaze, Stoke Bishop, and Clifton. Transport links are excellent, with convenient routes into Bristol city centre and access to the M4 and M5 motorway networks.

This is a rare opportunity to acquire a spacious, well-presented home in a prime setting that combines village life, open outlooks, and practical day-to-day convenience.



## KEY DETAILS

- A Detached Property Significantly Extended & Improved By The Current Owners
- Approx. 1,750 Sq.Ft. Of Accommodation
- 4 Bedrooms
- Underfloor Heating To The Ground Floor
- Generous Rear Garden Approx. 45 metres / 148 feet
- Open Views Over Henbury Golf Club

Guide Price: £845,000

Tenure: Freehold

Council Tax Band: E

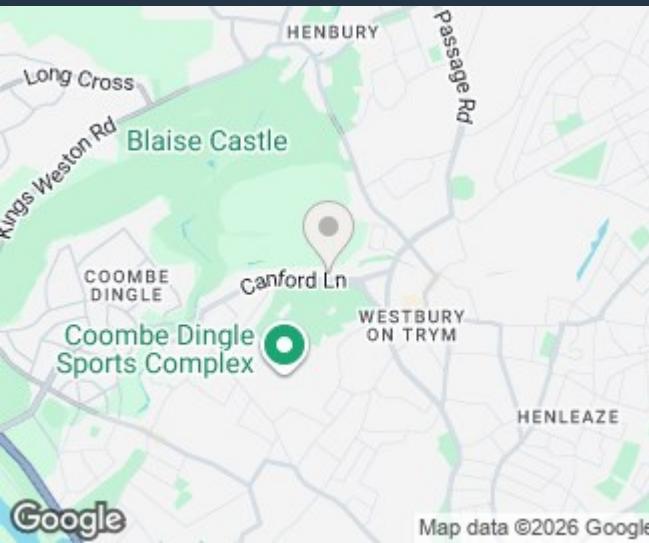
Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

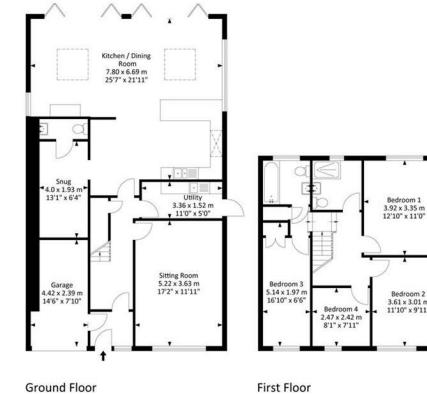
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Viewing: By appointment only



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Canford Lane, Bristol, BS93PD  
Approx. Area 1752.70 Sq.Ft -162.80 Sq.M



Ground Floor

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.  
Floor plan produced by Energy Plus.



**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation  
please either call, email or  
follow the QR to book online.



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