GOODMAN & LILLEY



KESTOR 118 WESTBURY LANE

COOMBE DINGLE
BS9 2PU

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PROPERTY DESCRIPTION

Kestor presents a genuinely rare opportunity to acquire a substantial detached residence in one of Bristol's most desirable residential settings, with approximately one third of an acre of beautifully established grounds.

Positioned back from the highly regarded Westbury Lane, the property is approached via its own driveway, providing extensive parking and continuing through to the rear of the house. The long lawned garden to the front is framed by mature hedging and planting, with an original pond adding an attractive and distinctive feature to the grounds.

Having never previously been offered for sale and remaining within the same family since new, Kestor possesses a sense of history and permanence that is increasingly rare. Properties offering this combination of accommodation, land and setting seldom become available in Coombe Dingle.

Exceptional gardens and woodland setting

The gardens are quite exceptional in both their scale and their sense of privacy.

To the rear, high mature hedges create an enclosed and peaceful environment, while beyond the garden lies the woodland of Blaise Estate, providing a beautiful natural backdrop and an abundance of greenery throughout the seasons.

A generous patio immediately adjoins the house, opening onto extensive lawns and established borders. Gates from the garden provide access to a rear lane, leading to the garage and a substantial garden store.

There is an unusual feeling of space throughout the grounds, with ample room for entertaining, gardening and family life, whilst the mature planting and surrounding woodland give the garden a wonderfully secluded character.

Elegant and generously proportioned accommodation

The house itself offers well-proportioned accommodation, with generously sized rooms and a particularly wide entrance hall creating a welcoming approach.

The principal sitting room is positioned at the front of the property and benefits from two windows, providing a bright and comfortable reception space.

The dining room offers considerable flexibility and can be enjoyed as a separate reception room or opened through to the kitchen via the large double doors. When combined, the two rooms create an impressive kitchen and dining space, well suited to both everyday family life and entertaining.

The kitchen is light and spacious, with tiled flooring and a door leading through to a substantial separate utility room. The utility room provides excellent practical space and a further door opens directly onto the rear patio and gardens. A downstairs cloakroom is conveniently positioned off the main hallway.

Upstairs are three well-proportioned double bedrooms. The principal bedroom benefits from a generous en-suite shower room, complete with a large walk-in shower, while the remaining bedrooms are served by a family bathroom with separate shower.

A coveted Coombe Dingle setting

The setting is undoubtedly one of Kestor's greatest attributes. Westbury Lane is renowned for its attractive surroundings and proximity to some of Bristol's finest green spaces, with Blaise Estate and its extensive woodland, parkland and walking routes close at hand.

The amenities of Westbury-on-Trym, Henleaze and Stoke Bishop are all within easy reach, offering a choice of independent shops, cafés, restaurants and everyday conveniences. Red Bus Nursery & Pre-School is also conveniently situated on Westbury Lane.





















Goodman & Lilley



3 BEDROOMS
TENURE - FREEHOLD

3 RECEPTION ROOMS
IN ALL SQ FT

2 BATHROOMS
COUNCIL TAX BAND - E

- Substantial three-bedroom detached residence
- No onward chain
- Blaise woodland forming the rear backdrop
- Highly sought-after Coombe Dingle location
- Three generous double bedrooms
- Approximately one third of an acre
- Exceptional private gardens
- Private driveway with extensive parking
- Never previously offered for sale
- Highly regarded Coombe Dingle address

GOODMAN & LILLEY

GOODMAN & LILLEY BRANCH NETWORK

HENLEAZE
156 Henleaze Road
Henleaze
BS9 4NB
0117 213 0777
henleaze@goodmanlilley.co.uk

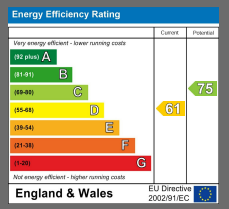
PORTISHEAD
Rembrandt House
36 High Street]
Portishead
BS20 6EN
01275 430440
sales@goodmanlilley.co.uk

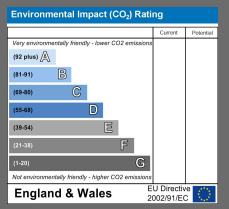
CLEVEDON
28 Hill Road
Clevedon
BS21 7PH
01275 403 660
clevedon@goodmanlilley.co.uk

SHIREHAMPTON
9 HIGH STREET
SHIREHAMPTON
BS11 0DT
0117 213 0333
SHIRE@GOODMANLILLEY.CO.UK

LETTINGS
01275 299010
LETTINGS@GOODMANLILLEY.CO.UK

LAND & NEW HOMES
0117 213 0151
LNH@GOODMANLILLEY.CO.UK





Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm