



7 HYLAND GROVE, WESTBURY ON TRYM, BS9 3NR



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- An attractive 1930's 4 double bedroom
- Highly sought after cul de sac location detached family home
- Backing directly onto Henbury Golf Club
- Generous plot
- Garage & driveway parking
- Close to Westbury on Trym village

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 2,400sq.ft) over two levels with many original features such as solid oak stripped flooring to the ground floor, a beautiful hallway and galleried landing, exposed beams, period fireplaces and simple moulded cornicing. These are blended seamlessly with modern conveniences such as double glazing and gas central heating.

Occupying 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 room and in the cellar space (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

The property offers an impressive entrance vestibule that welcomes you into a spacious reception hallway, leading to well-proportioned and elegantly arranged accommodation comprising a formal dining room, a bright dual-aspect sitting room, that opens to a delightful garden room where the rear aspect can be enjoyed. The ground floor is further complemented by a generous kitchen/breakfast room, together with a practical utility room and a cloakroom/WC.

FIRST FLOOR

A generous galleried landing provides access to all four well-proportioned double bedrooms, and a well appointed family bathroom. The master bedroom suite has a dressing area, an en suite shower room with walk in shower, and double doors out to a south facing balcony offering amazing views. A door from the landing lead to an alternating tread staircase rising to a loft room of good proportions with two velux windows and further access to roof space storage.

GARDENS, GARAGE AND DRIVEWAY

To the front, a private driveway provides parking for up to three vehicles and leads to a useful garage with remote control door.

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

To the rear lies a generous long-established and beautifully well stocked mature garden, complete with a superb decking area for entertaining and outstanding views.



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FLOORPLAN

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

TOTAL SQUARE FOOTAGE: SQ FT

COUNCIL TAX BAND:

RECEPTION ROOMS: 3

BEDROOMS: 4

BATHROOMS: 2

TENURE: FREEHOLD



Total area: approx. 231.2 sq. metres (2488.7 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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