GOODMAN & LILLEY



9 WOOD HILL PARK, BS20 7DR

GUIDE PRICE £850,000



9 WOOD HILL PARK , BS20 7DR

- Four Bedroom Detached Bungalow
- Extended Accommodation
- Garage & Carport
- In Need of Some Cosmetic Position
- Approximately 1665.5 SQ FT
- Generous Mature Garden
- Highly Sought-After Location
- No Onward Chain

Occupying a peaceful position within one of Portishead's most desirable cul-de-sacs, this extended four-bedroom detached bungalow offers generous and versatile accommodation, exceptional potential and an enviable lifestyle just a short stroll from the Lake Grounds and vibrant Marina.

Set within a quiet, established residential setting, this well-maintained home provides spacious and flexible living throughout, making it an excellent opportunity for families, downsizers or buyers looking to create their forever home. The accommodation comprises a generous living and dining room, a bright sun room overlooking the garden, a fitted kitchen with adjoining utility room, and four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while a second bedroom enjoys direct access to the beautifully private rear garden—an increasingly sought-after feature that creates a wonderful connection between the home and outdoor space. Although the property would benefit from cosmetic updating, it has been lovingly cared for and offers outstanding scope for further extension or reconfiguration, subject to the necessary consents. With the potential to create a stunning open-plan kitchen, living and entertaining space, this is a rare opportunity to acquire a home with enormous potential in one of Portishead's most highly regarded locations.

Offering approximately 1,665 sq ft (154.7 sq m) of well-balanced accommodation, this substantial detached bungalow presents an exceptional opportunity to acquire a spacious family home in a highly sought-after residential setting. The thoughtfully designed single-storey layout combines generous living spaces with flexible bedroom accommodation, making it equally appealing to families, professionals, retirees and those seeking multi-generational living.

At the heart of the home is an impressive 23ft dual-aspect living and dining room, flooded with natural light and providing ample space for both formal entertaining and relaxed everyday living. Flowing seamlessly from this principal reception room is a delightful sun room, offering a peaceful retreat with views over the rear garden and creating an ideal space to enjoy throughout the seasons. The adjoining kitchen is well-proportioned and complemented by a separate utility room, providing excellent practicality while keeping the main living areas free from everyday household tasks.

The sleeping accommodation is arranged to maximise privacy and comprises four generously proportioned bedrooms. The spacious principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the exceptionally large second bedroom offers versatility as a luxurious guest suite, hobby room or additional reception space if required. Bedrooms Three and Four are well-sized doubles, making them perfect for family members, visiting guests or those requiring dedicated home office accommodation. A well-appointed family bathroom conveniently serves the remaining bedrooms.

The central entrance hall provides a welcoming first impression and creates a natural division between the living and sleeping accommodation, enhancing both functionality and privacy. The overall layout offers excellent flexibility for modern lifestyles, with scope to adapt individual rooms to suit changing family needs.

One of the property's greatest strengths is its outstanding potential. While the bungalow is already generously proportioned, buyers may wish to cosmetically modernise the interior or reconfigure the existing layout to create an impressive open-plan kitchen, dining and family space, subject to any necessary consents. The substantial footprint provides an excellent foundation for further enhancement, allowing purchasers to create a truly bespoke home tailored to their own tastes and requirements

























OUTSIDE

The property enjoys beautifully maintained, mature gardens that have been lovingly established over many years, creating a wonderfully private and peaceful setting. Benefitting from a sunny aspect, the rear garden provides an ideal environment for relaxing, entertaining and enjoying the outdoors throughout the day. Immediately adjoining the property is an expansive patio terrace extending across the full width of the bungalow, seamlessly accessed from the impressive extension, conservatory and utility room, offering an effortless transition between indoor and outdoor living. Beyond, the generous garden stretches away to reveal a substantial lawn framed by deep, well-stocked planted borders, an abundance of mature shrubs and established trees, all combining to provide a high degree of privacy and a picturesque backdrop. To the far end of the garden, a set of steps leads down to a useful storage area and a timber shed, providing excellent space for gardening equipment, outdoor storage or potential workshop use.

LOCATION

Woodhill Park is regarded as one of Portishead's most desirable residential addresses, appreciated for its peaceful surroundings and convenient proximity to the town's excellent amenities. Portishead's bustling High Street offers an excellent selection of independent shops, cafés, restaurants and supermarkets, while the picturesque Marina provides an attractive waterside setting with further dining and leisure opportunities. Families are well served by highly regarded primary and secondary schools, whilst commuters enjoy excellent road links via the M5 motorway, providing straightforward access to Bristol, Clifton and the wider region. The eagerly anticipated reopening of the Portishead railway station will further enhance connectivity, making the town an increasingly attractive location for those commuting into Bristol and beyond. Offering generous single-storey living in one of Portishead's most established locations, this exceptional detached bungalow presents a rare opportunity to acquire a substantial home offering an enviable lifestyle for years to come.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: G

Local Authority: North Somerset Council

Utilities: Mains electricity, gas, water and drainage are connected to the property. Gas-fired central heating.

Broadband & Mobile: Broadband and mobile services are available in the area. Interested parties are advised to make their own enquiries with their chosen providers regarding availability and speeds.

Parking: Private driveway providing off-road parking together with an attached garage.

Construction: Traditional brick-built detached bungalow beneath a pitched tiled roof.

Planning & Development: The property offers excellent scope for enlargement, remodeling and reconfiguration, subject to obtaining the necessary planning permissions and building regulation approvals.

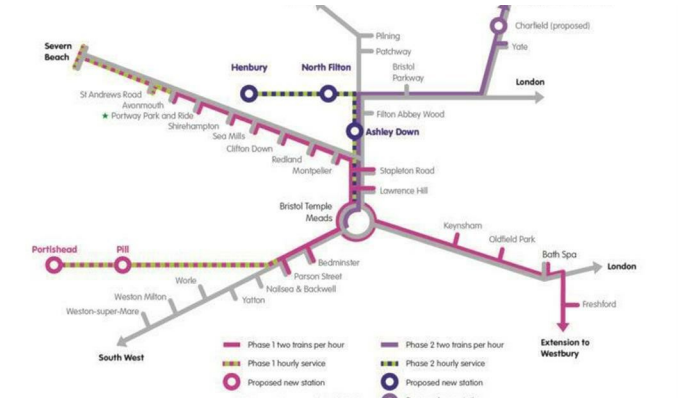











Severn Beach
Henbury
North Filton
Pilning
Patchway
Bristol Parkway
Charfield (proposed)
Yate
London
St Andrews Road
Avonmouth
Portway Park and Ride
Shirehampton
Sea Mills
Clifton Down
Redland
Montpelier
Filton Abbey Wood
Ashley Down
Stapleton Road
Lawrence Hill
Bristol Temple Meads
Keynsham
Oldfield Park
Bath Spa
London
Portishead
Pill
Bedminster
Parson Street
Nailsea & Backwell
Yatton
Worle
Weston Milton
Weston-super-Mare
Freshford
South West
Extension to Westbury
Phase 1 two trains per hour
Phase 1 hourly service
Proposed new station
Phase 2 two trains per hour
Phase 2 hourly service
Proposed new station

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FLOORPLAN



Total area: approx. 154.7 sq. metres (1665.0 sq. feet)

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

TOTAL SQUARE FOOTAGE
1665.50 SQ FT

COUNCIL TAX BAND : G

RECEPTION ROOM : 2

BEDROOMS: 4

BATHROOMS : 2

FREEHOLD

Goodman & Lilley

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

Portishead
36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk
01275 430 440

Shirehampton
9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk
0117 213 0333

Lettings
lettings@goodmanlilley.co.uk
01275 299 010
0117 213 0101

Land & New Homes
156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk
0117 213 0151

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

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