



South Lodge, 59 Downs Park East
Guide Price £1,750,000

RICHARD
HARDING



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Westbury Park, Bristol, BS6 7QG

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A most impressive double-fronted 1920s detached family residence situated on one of Westbury Park's most sought-after roads, enjoying a stunning 100ft x 60ft garden, off-street parking and a garage.

Key Features

- Prime location for families, within a gentle level stroll of The Downs, Waitrose supermarket, The Orpheus Cinema and an excellent selection of independent shops, cafes and restaurants, whilst also offering convenient access to central Bristol and bus connections.
- Spacious lateral accommodation arranged over two floors, comprising 3 reception rooms, a kitchen/dining room, conservatory, ground floor cloakroom/WC, utility room and an incredibly useful annex/games room to the ground floor. The first floor offers 4 double bedrooms, a generous central landing and 2 family bathrooms.
- Beautiful sunny southerly-facing garden of exceptional proportions (approximately 100ft maximum x 60ft minimum, increasing to 100ft), framed by mature established planting providing privacy and seclusion.
- An incredibly rare opportunity to acquire a substantial detached family home with outstanding gardens in such a central and highly desirable Bristol location.





GROUND FLOOR

APPROACH: via a discreet gated entrance from Downs Park East, a pathway leads through the attractive front gardens to a covered central entrance porch and the main entrance to the property.

RECEPTION HALLWAY: (14'9" x 13'5") (4.50m x 4.09m) a wonderful welcoming central reception hall featuring an original staircase rising to the first floor landing with understairs cloaks storage cupboard. Oak flooring, ceiling coving, recessed entrance matting, window to the front providing excellent natural light. Doors lead off to the principal reception rooms, home office and cloakroom/WC.

SITTING ROOM: (20'1" x 15'0") (6.11m x 4.56m) a generous bay fronted reception room enjoying lovely views across the extensive level gardens. High ceilings with ceiling coving, original parquet flooring, woodburning stove, radiators and further double glazed windows to the side.

FAMILY ROOM: (16'8" max into bay x 14'11") (5.07m x 4.55m) an elegant second reception room with a wide bay window overlooking the gardens. Original parquet flooring, high ceilings with ceiling coving and picture rail, feature fireplace with gas fire. Wide opening creating a sociable connection through to the kitchen/dining room. Double glazed doors provide direct access to the garden.

KITCHEN/DINING ROOM: (26'9" x 11'7") (8.16m x 3.53m) a quality shaker style fitted kitchen with an extensive range of units complemented by Corian work surfaces and an inset 1 ½ bowl sink unit. Integrated appliances include double ovens and a dishwasher, together with space for an American-style fridge/freezer. Underfloor heating. A breakfast bar provides informal seating and opens into the dining area, which comfortably accommodates a dining table and chairs. Sliding doors overlook the gardens, with a further window to the rear and a door leading to the utility room.

UTILITY ROOM: (8'1" x 5'9") (2.46m x 1.75m) a practical utility space fitted with additional storage units and work surfaces incorporating a sink. Appliance space and plumbing for washing machine and tumble dryer. Wall mounted gas central heating boiler. Part glazed door providing access to the rear courtyard area.

CONSERVATORY: (16'1" x 11'10") (4.89m x 3.60m) a bright conservatory/sunroom extending from the kitchen and providing direct access onto the sunny gardens. Floor mounted radiator. Part glazed door leading to the annex/reception room.

ANNEX/RECEPTION ROOM 5: (22'7" x 9'10") (6.89m x 3.00m) an exceptionally versatile room tucked away from the main accommodation, suitable for a variety of uses including guest accommodation, games room, gym, hobbies room or work from home space. Double glazed window and a radiator.

HOME OFFICE: (12'0" x 8'3") (3.65m x 2.52m) a well-proportioned office overlooking the driveway and Downs Park East. High ceilings, parquet flooring, radiator and a double glazed window to the front.

CLOAKROOM/WC: fitted with a pedestal wash basin and low level wc, complemented by part tiled walls, tiled flooring and a radiator.



FIRST FLOOR

LANDING: an impressively spacious central landing with dormer window overlooking the gardens. High ceilings, picture rail and original stripped period doors leading to all principal rooms. Airing cupboard with fitted shelving and a further cupboard housing the hot water cylinder. Loft ladder giving access to the loft space.

BEDROOM 1: (16'9" max into bay x 15'0") (5.12m x 4.56m) a superb principal bedroom enjoying a wide bay window overlooking the expansive gardens. High ceilings with ceiling coving, exposed painted floorboards, further double glazed window to the front and two radiators.

BEDROOM 2: (16'8" max into bay x 14'11") (5.07m x 4.55m) a substantial double bedroom with high ceilings, ceiling coving, picture rail, wide bay window overlooking the gardens, additional rear window and two radiators.

BEDROOM 3: (11'9" x 11'7") (3.59m x 3.54m) double bedroom with high ceilings, picture rail, double glazed window and a radiator.

BEDROOM 4: (11'8" x 10'11") (3.55m x 3.34m) another comfortable double bedroom with bay window to the front, high ceilings, picture rail and a radiator.



FAMILY BATHROOM/WC 1: (9'10" x 8'4") (3.00m x 2.54m) well-appointed suite comprising a double-ended bath, separate shower enclosure, low level wc and pedestal wash basin. Heated towel rail, inset spotlights and an obscure glazed window.

FAMILY BATHROOM/WC 2: (10'5" x 8'2") (3.18m x 2.49m) fitted with a Jacuzzi bath, shower enclosure, low level wc and pedestal wash basin. Double glazed windows to the rear and side, inset spotlights, extractor fan and a heated towel rail.

OUTSIDE

GARDENS: (approx. 100ft in depth x 60ft in width, widening to approx. 100ft at its broadest point) (30.48m x 18.29m/30.48m) an exceptional rear garden enjoying a sunny southerly orientation, a sense of privacy and extensive level lawned areas framed by mature trees, shrubs and established planting. Immediately adjoining the conservatory and kitchen/dining room is a generous patio seating area, ideal for outdoor entertaining and family enjoyment. A pathway continues behind the house to a useful courtyard area currently utilised for recycling and storage.

OFF-ROAD PARKING AND GARAGE: The property benefits from off-road parking accessed via double gates from Downs Park East, leading to a detached single garage. There is significant space at this side of the property which would provide space for further parking.

Garage: (15'4" x 8'8" approx. internal measurements) (4.67m x 2.64m) double doors to the front, power and light.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



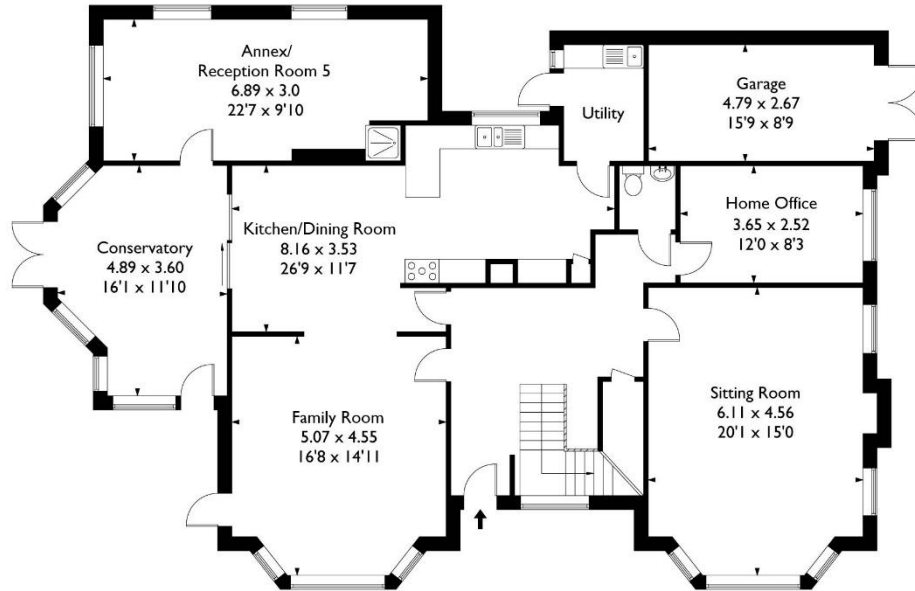


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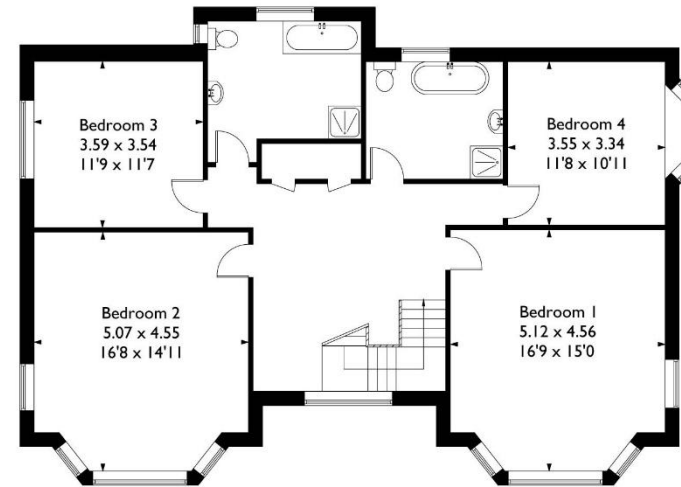
Approximate Gross Internal Area 261.20 sq m / 2811.10 sq ft

Garage Area 12.80 sq m / 137.70 sq ft

Total Area 274.0 sq m / 2948.8 sq ft



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.