



110A COOMBE LANE,  
WESTBURY ON TRYM, BS9 2AP

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**GOODMAN  
& LILLEY**







# 110A COOMBE LANE

WESTBURY ON TRYM BS9 2AP

GUIDE PRICE  
£1,100,000

An exceptional, architect-designed modern residence, this impressive four double-bedroom detached home is set in a highly sought-after location and accessed via its own elegant, gated private driveway, creating a truly striking arrival. Nestled within an exclusive and secluded setting, this distinctive property was meticulously crafted by esteemed local developers some 12 years ago to an exacting specification, seamlessly combining refined contemporary design with outstanding everyday functionality.

Set in such a desirable setting, early interest is expected. Contact one of our property experts today to arrange your viewing.

## Location

The house occupies a desirable position at the lower end of Coombe Lane, with the attractive parkland and woodland of Coombe Dingle just a short walk away. The location offers convenient access via Canford Lane to Westbury Village, as well as excellent connectivity to The Portway and the wider motorway network, making it ideal for both commuters and families alike.

## Accommodation

Please see the floorplan for room measurements and the property layout.

## Ground Floor

The property delivers beautifully proportioned living accommodation arranged around an impressive, light-filled central hallway, creating a sense of space and flow throughout.

The elegant sitting room is positioned to the front of the property and enjoys a delightful triple-aspect outlook, ensuring an abundance of natural light throughout

the day. Two sets of doors open directly onto the private front garden, an ideal space for relaxing and entertaining while capturing the afternoon and evening sun. A wood-burning stove forms a stylish focal point, adding warmth and character to this inviting reception space. Complementing the sitting room is a generously sized formal dining room, a versatile snug/study ideal for home working, and a superb kitchen/breakfast room designed with both everyday living and entertaining in mind.

The contemporary kitchen/breakfast room is beautifully appointed with high-quality cabinetry and integrated appliances including a fridge/freezer, microwave, and dishwasher, alongside a double oven and ceramic hob. The breakfast area benefits from double doors opening onto a dining patio and the rear garden, creating a seamless indoor-outdoor lifestyle. The ground floor accommodation is further enhanced by a cloakroom and a practical utility room with additional storage.

## First Floor

The first floor is arranged around a spacious, attractive central landing and offers four well-proportioned bedrooms. Two bedrooms benefit from stylish en suite bathrooms, while a modern family shower room serves the remaining rooms. The layout has been thoughtfully designed to suit modern family living, and there is potential for buyers requiring ground floor bedroom accommodation to adapt the dining room, with the adjoining utility providing scope for additional bathroom facilities.

## Gardens & Parking

The gardens wrap around the property and are designed for ease of maintenance, predominantly laid to lawn with pathways and patio areas ideal for outdoor dining and relaxation. The elegant private driveway creates a striking first impression, providing generous parking space at the front of the residence.

Built to meet modern energy efficiency standards, the home achieves an impressive Band B rating, ensuring lower running costs and sustainable living.

## Key Features

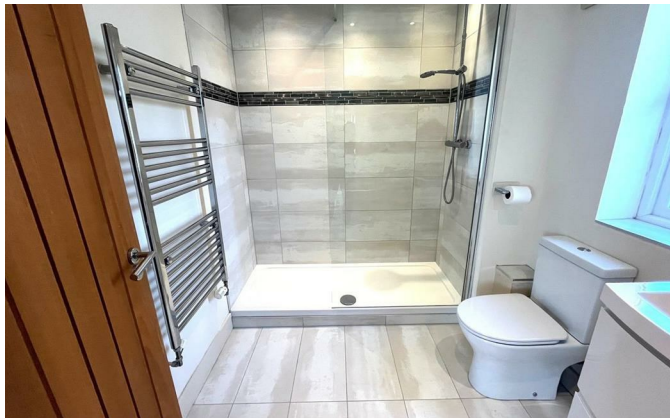
Architect Designed New Build Detached Home

- NHBC Guarantee
- Four Bedrooms / Three Bathrooms
- Private Gated Entrance
- High Specification Throughout
- Energy Efficient (Band B)



- Architect-designed four-bedroom detached home finished to a high specification
- Private gated entrance in a secluded, tucked-away location offering privacy
- Spacious triple-aspect sitting room with wood burner and doors to sun-filled garden
- Contemporary kitchen/breakfast room with integrated appliances and patio access
- Four generous bedrooms including two en suites plus a stylish family shower room
- Wrap around garden and, ample driveway parking





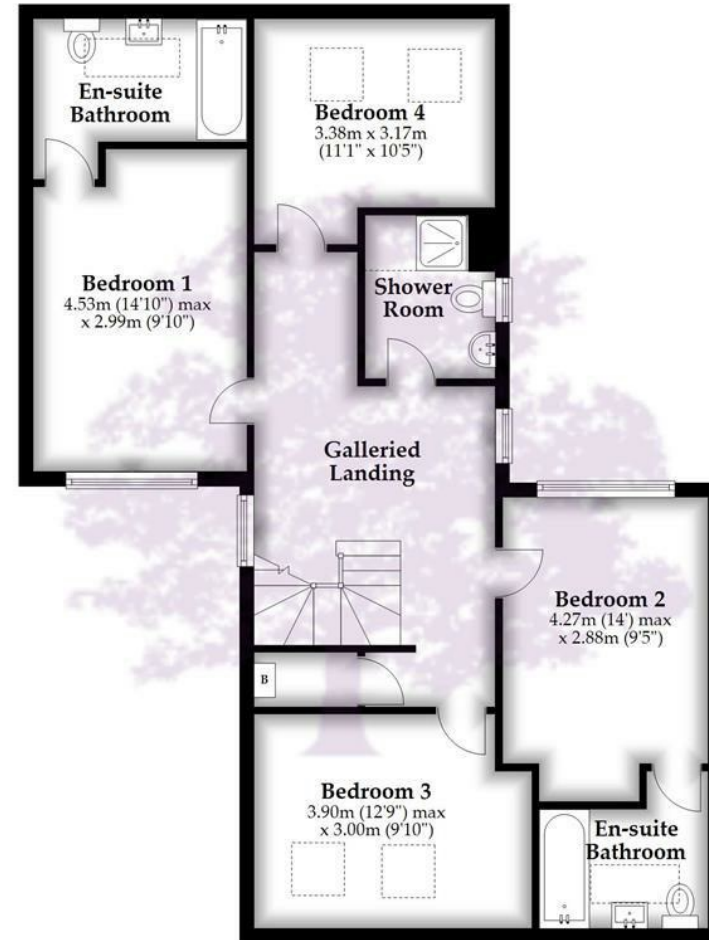
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### Ground Floor



### First Floor



Total area: approx. 178.6 sq. metres (1922.3 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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