



Westbury Village 0.4 miles, Elmlea Junior School 1.0 miles, Clifton Village 3.3 miles, Parkway Rail Station 4.3 miles, Bristol Temple Meads Rail Station 4.5 miles, Bristol Airport 10.6 miles (all distances are approximate).

Local Authority: Bristol City Council: 0117 922 2000.

Services: All mains services connected.

Tenure: Freehold.





## **The Property**

Malpas Lodge is an exceptional detached double bay-fronted family home found in an elevated position in a popular location.

On the ground floor there is a wealth of accommodation which enjoys a sunny outlook. Facing Southwest are two bay-fronted reception rooms boasting beautiful Victorian proportions creating both a formal and informal place to entertain.

At the heart of the home a spacious kitchen breakfast room is complete with a range of integral appliances and ample storage with the added luxury of an additional pantry and separate store room. At the rear of the property and benefiting from the morning sun, an additional sitting room with conservatory and a separate laundry room and guest shower room completing the accommodation at this level.

The first floor boasts five well-proportioned bedrooms each with a pleasant outlook and serviced by two family bathrooms.



EPC



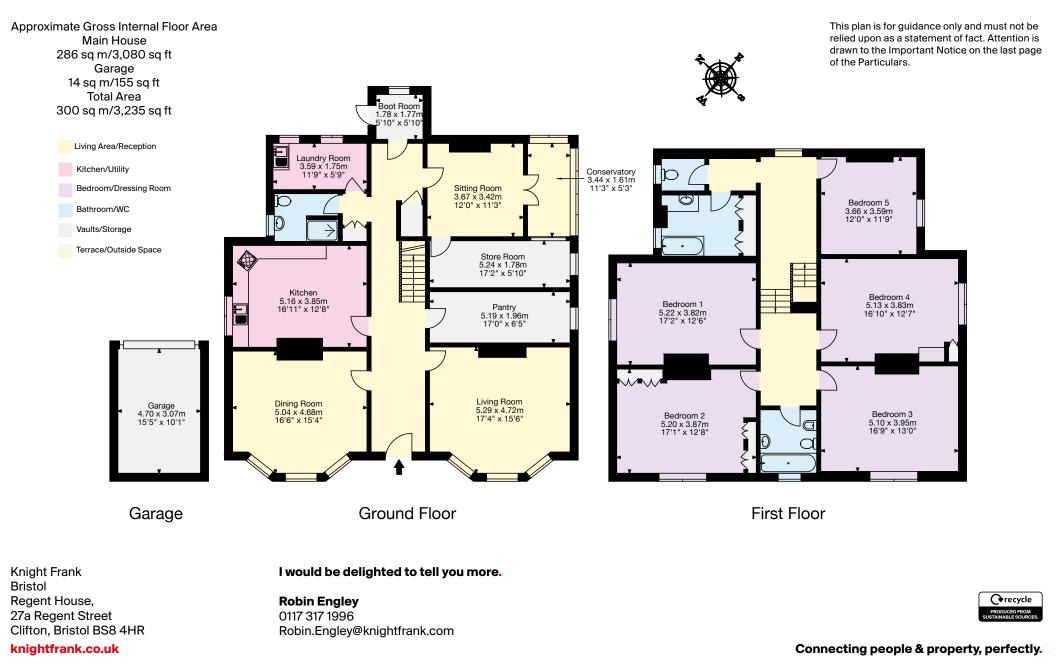
A beautiful and wellproportioned detached family home with sunny gardens.



## Outside

Set in an elevated position, Malpas Lodge affords an extensive garden surrounding the house which incorporates lawn, established borders and a sun terrace.

Coupled with ample off street parking there is a tandem garage.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any appeared at the time they word of make any representations about the property, videos act: The photographs, property videos act: any reference to alterations to, or use alternet by fitting regulations etc: Any reference to alterations to, or used, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information gives and excording name of Knight Frank LLP. Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered negotiation of fice is at 55 Baker Street, London Will 84 Where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consult not find there's names. If we use the term 'partner' when referring to one of our representations and will be provided by either addition and according to provide over a constact way to addit and value and the property as the person will either be a member, employee, worker or consent has been obtained. A buyer or lessee must find out by inspection or or representatives, that person will either be a member, employee, worker or consent has been obtained. A buyer or lessee that the inspecting there of the property as the person will