



8 Southfield Road, Westbury on Trym



A substantial, period, family home in Westbury on Trym with four double bedrooms, large rear gardens and gated parking.

The Property

The accommodation is arranged over three floors and offers flexibility throughout. The home is host to many original period features: intricate cornicing and ceiling rose details; fireplace surrounds; high ceilings on every floor; stained glass window features. The owners updated other features whilst ensuring they are in-keeping with the period character of the property, for a more contemporary and modern feel throughout, for example all Sash windows have double glazed, with bedrooms and bathrooms with fitted shutters and oak herringbone parquet flooring laid on the ground floor.

The entrance to the property is through a mainly glass enclosed porch with direct view through the rear garden, the side return is laid with mandarin stone tiles and offers access internally to the single garage, a dual aspect studio/home gym and rear garden access. An internal, period door opens through to the main, ground floor, living space, with a study and formal living room on the southerly aspect, looking over the front entrance and driveway. The living room is bay fronted with a log burner with built in cabinetry either side. To the rear is the principal suite with built in wardrobes and an ensuite shower and bathroom with a walk in, monsoon shower, freestanding egg shaped bath and double vanity. The lower ground floor hosts the open plan kitchen and dining area, with a lantern roof window and bi-fold doors opening to the rear terrace and garden.





The kitchen is Devol with an AGA, large central island, a twin Belfast sink with instant boiling water tap, ample of kitchen units and a built-in pantry. There is a door at the rear which opens to a boot room with additional sink, cabinetry and access to the rear patio. On the front elevation is a large reception room, currently used as a main sitting room, with a modern log burner and large bay windows looking through to the front entrance and sunken patio area. There is a W.C and utility room with sink and laundry facilities to complete this level.

On the first floor is three, well appointed, double bedrooms, one ensuite and a family bathroom, arranged around the central landing with a lantern roof window and large stained-glass feature allowing plenty of natural light.

Outside

At the front of the property is parking and turning for about four cars, secured with electric gates and the original stone wall. There is a sunken terrace, a small lawn area and a single garage with both an external electric door and internal access via the entrance hall.

The rear garden can be accessed straight from the kitchen, boot room and entrance hall, it extends far, with various landscaped areas to enjoy with the orientation considered to enjoy the light throughout the day. There are various terraces, a lawn area, veg patches and a separate compost area.

Property information

Local Authority: Bristol City Council

Tenure: Freehold

Council Tax Band: G

EPC: D

Guide price: £1,795,000

Viewings: By appointment through sole selling agent Knight Frank



Approximate Gross Internal Floor Area

Total Area = 311 sq m / 3,347 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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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.

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