



A contemporary townhouse overlooking Durdham Downs.

Westbury Park, Bristol, BS6

£1,450,000 To be advised

savills



Vestibule and reception hall • Two principal rooms • Open plan living, kitchen and dining room • Utility and cloak room • Four bedrooms and three en suite bathrooms • Family bathroom • Parterre front garden and fully enclosed rear garden with terraces • Garage available by separate negotiation*

Local Information

This prime residential home is literally on Durdham Downs with 400 acres of parkland. The house is a 0.5 mile walk to Whiteladies Road's fashionable bars and bistros and there are schools in abundance, state and independents these include Westbury Park Primary and Redland Green for the former and with Badminton, Redmaids and Clifton College for the latter. Health, tennis and squash clubs are also nearby as well as a train station with direct access to Temple Meads with services to a number of cities nationwide. The nearby A4018 is the main arterial road to Bristol's commercial centre and also the motorway networks.

About this property

An immaculate four storey town house fully refurbished during the tenure of the present owners and providing generous accommodation with a combination of formal and informal living. Arranged over four floors, the house

has been extensively renovated and includes double glazed windows throughout, Cat5 cabling whilst internally some internal walls have been insulated for noise reduction and there is a modern palette. Beautifully positioned with advantageous views overlooking Durdham Downs, there are gardens to both front and rear with a parterre for the former and an imaginatively designed rear garden with terraces.

The property is approached via shallow steps and a vestibule with a tessellated floor and ceiling detail, a pair of glazed doors open through to the inner hall with a deep plush carpet which extends throughout the upper levels. There are two principal rooms; the sitting room has three quarter length windows overlooking the front elevation, a contemporary fireplace and ceiling detail. The drawing room is generous in scale with high ceilings and windows overlooking the rear garden. The core of the home is the open plan lower ground floor which combines relaxed



seating, formal dining and a comprehensive kitchen. There is underfloor heating, low voltage down lighting and dual aspect elevations. The relaxed seating area includes a former inglenook and recesses either side with up and down lighting. There is a boot room combined with a cloakroom directly off. A contemporary open tread staircase with glass balustrade leads to the hall floor and the kitchen dining room has a comprehensive range of units and granite work surfaces with various integrated appliances. Full length sliding doors open on to the terrace and rear garden. Completing the ground floor is the utility room.

The upper floors include four sumptuous bedrooms each with their own personality, the principal bedroom has a dressing area and shower room, which is highly specified and there are views over The Downs. The guest bedroom, also includes a walk in dressing room and shower room. The top floor bedrooms both feature walk-in wardrobes and are served by a comprehensive bathroom.

Gardens have been landscaped with a more classical design the front with architectural planting. The rear garden has been transformed with

contemporary styling and includes two relaxed seating areas which capture the morning and late afternoon sun and a strip of artificial grass links the two. Strategic planting has been added with Mediterranean Palms and Yuccas and a good degree of privacy can be obtained particularly from the furthest terrace.

*a garage is available by separate negotiation, further details are available from the agent.

Tenure

To be advised

Local Authority

Bristol City Council, Bristol

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.
Telephone:
+44 (0) 117 933 5800.

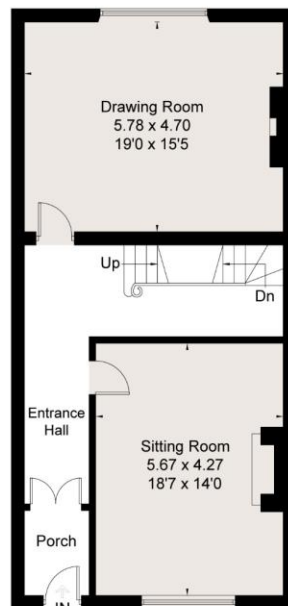




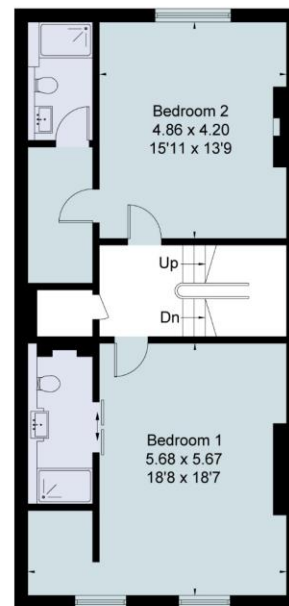
Approximate Area = 300 sq m / 3229 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)
For identification only. Not to scale.
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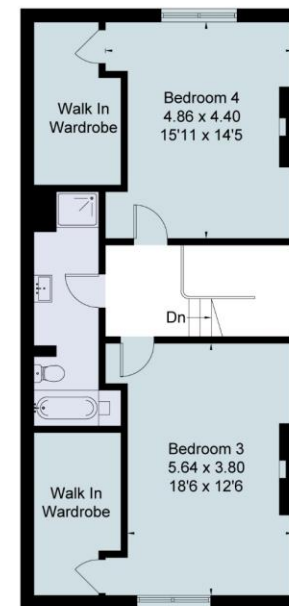
Lower Ground Floor



Ground Floor



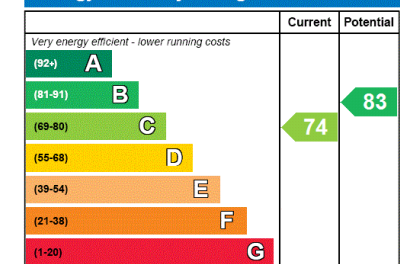
First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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