



An intriguing and versatile family house in a large and mature plot.

**Henbury Road, Westbury-on-Trym, Bristol, BS9**

£925,000 Freehold





Drawing room and dining room • Kitchen/breakfast room • Pantry • Two lower ground floor receptions • Study, boiler room and utility • Four bedrooms and two bathrooms • Formal gardens and terraces • Carriage drive and parking • Garage and a range of stores

### About this property

A detached house with origins thought to date back to the early 1800s and situated on a significant corner plot with mature gardens. Constructed from rendered elevations under a pitched and tiled roof and incorporating astragal glazed leaded windows, some of which are double glazed. The property has an extremely versatile footprint and is arranged over three floors with the lower ground floor offering scope for self-containment and independence for a relative or indeed income. In addition there are also some outbuildings which are adaptable for home working should one wish.

There are two approaches to the property. A large and impressive set of wooden gates with a sweeping carriage drive leads to the lower ground floor, whilst a dedicated off street car parking space and garage off Falcon Close leads via a meandering path to the principal home. There are two reception rooms on the ground floor; the drawing room is dual aspect with an attractive fireplace an open flue and oak lintel. The dining room adjacent overlooks the garden and also links with the kitchen/breakfast room. This has an appealing bay and breakfast area over the rear elevation. The kitchen is well appointed with a range of wall and base units and there are integrated appliances and a separate pantry with cold shelf.

The lower ground floor includes an oak staircase off the reception hall with a Claygate fireplace acting as the focal point and there

is a small intimate study lying off, this could be used as a fifth bedroom if desired. A further sitting area with feature fireplace and door to an undercroft area and the utility lie beyond. A large cellar room concludes the ground floor. There are four bedrooms over the ground and first floor and these are served by two bathrooms.

Outside and to the front there is a shaped and predominantly lawned garden which is fringed by established evergreens and features an ornamental Maple. Meandering paths and seating areas provide vantage points for all fresco dining and to view the grounds. There are various stores and undercrofts and original carriage drive culminates in a flagstone courtyard with a garage and store which are adaptable. A dedicated parking area has been created and with access to a further single garage and this lies off Falcon Close.

**Local Authority**  
Bristol City Council

**Energy Performance**  
EPC Rating = E

### Viewing

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

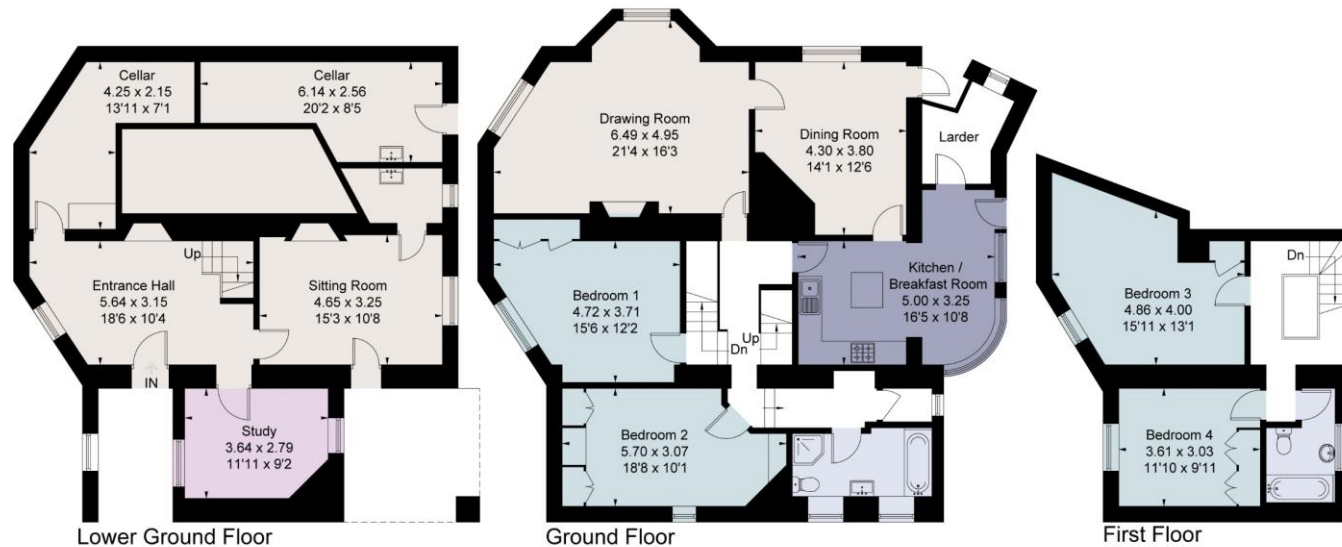








Approximate Floor Area = 264.0 sq m / 2842 sq ft



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### Local Information

Corners is ideally placed being within proximity of an array of shops in Westbury Village. Nearby landmarks include the Kingsweston Estate and Durdham Downs. There are health and leisure clubs in proximity in nearby Westbury On Trym as well as golf courses at Henbury and Shirehampton in addition to recreational playing fields. There are schools, state and independent, primary and secondary within the immediate environs. The A4018 is nearby and considered the main arterial road to Bristol's Commercial Centre and the M5 motorway network. Bristol has two mainline train stations, the nearest of which is Bristol Parkway with a number of services nationwide and Bristol Airport has scheduled flights to a number of European destinations.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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