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PROPERTY CONSULTANTS

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SOUTHFIELD ROAD, BRISTOL, BS9 3BG

This is an opportunity to acquire a lovely family home in the sought after Southfield Road in Westbury-on-Trym. This tree lined road has Redmaids High School at one end of the street and at the other a short walk to all the amenities of Westbury-on-Trym village. The prestigious Badminton School is a short distance as are the open spaces of The Downs, Canford Park and easy access to commuter routes.

This house has been in the same family for over 50 years and has been lovingly cared for in that time. The new owners will want to complete some updating but set in a great location and with stunning views to the rear this is a fantastic family home.

The property has generous and well proportioned living space with two large reception rooms, kitchen and veranda on the ground floor. Upstairs are the 4 bedrooms and the family bathroom.

The house also has the benefit of a garage which is currently used for storage, and also a large undercroft providing a useful utility room, additional wc and storage. The front part of the undercroft is currently used as a workshop and does not have restricted head height so would be a dream for anyone requiring a workspace.

Outside to the front is a paved driveway which provides off-street parking for numerous cars and a lovely garden with an array of mature shrubs. To the rear are beautiful gardens with mature shrubs, plants and flowers and an quaint wooden home currently for the owners pet cats.

Freehold
Council Tax = F
EPC = D



Features

- Four bedroom family home
- Enjoying spectacular views
- Great sized living accommodation
- Undercroft providing ample storage
- Beautiful gardens to front and rear
- Off-street parking and garage



Entrance Hall

The porch provides useful space for boots and coats and leads in a spacious entrance hallway.

Front Reception Room

17'2" x 19'7" (5.24 x 5.98)

The house has beautifully proportioned rooms and this front reception room has neutral decoration and parquet flooring. There is a box bay window to the front which looks onto the well-kept front garden.

Rear Reception Room

17'2" x 16'10" (5.25 x 5.15)

Another well proportioned room with neutral decoration and parquet flooring. This could potentially be a lovely dining room with doors opening onto the veranda, the perfect setting for entertaining guests with views over the beautiful rear gardens.

Veranda

27'2" x 3'6" (8.30 x 1.08)

The veranda adds to the already good sized living accommodation and you can enjoy the pretty views over the gardens.

Kitchen/Breakfast Room

8'11" x 16'10" (2.74 x 5.15)

The good sized kitchen is fully equipped with a range of white wall and base units providing good storage space. There is a gas hob, electric oven, dishwasher and fridge freezer.

Garage

8'11" x 17'7" (2.74 x 5.38)

The house has an exceptional amount of storage space and workshop areas available.

Bedroom One

14'8" x 19'7" (4.49 x 5.98)

This beautiful master bedroom is a great size and situated to the front of the house.

Bedroom Two

10'8" x 16'10" (3.26 x 5.15)

Situated at the rear of the house this double bedroom has built-in wardrobes and neutral decoration and laminate flooring.

Bedroom Three

8'11" x 13'1" (2.72 x 4.00)

This double bedroom is situated at the rear of the house and has neutral decoration and laminate flooring.

Bedroom Four

10'0" x 9'0" (3.06 x 2.76)

This bedroom is situated at the front of the property and has neutral decoration and laminate flooring.

Workshop/Undercroft

26'4" x 12'11" (8.04 x 3.96)

This is a large area currently used as a workshop and utility area - housing the washing machine and with a large amount of storage.

There is also a very handy wc and basin.

Undercroft

26'4" x 16'7" (8.04 x 5.07)

This room provides ample accessible storage space but has limited head height.

Outside to the Front

The tree lined driveway and array of mature hedges and shrubs provide a good deal of privacy at the front of the house. There is plentiful off-street parking for a number of cars and also the garage providing useful storage.

Outside to the Rear

The beautiful and well kept gardens is a gardeners paradise as well as the perfect playground for children. It is mainly laid to lawn and there are a range of flowers and shrubs and the lovely addition of a quaint cat house, built in the style of a New England Home and a number of pergolas adding interesting features to the space.



TENURE
FREEHOLD

SERVICES
All Mains

LOCAL AUTHORITY
Bristol City Council



Total Area: 184.1 m² ... 1982 ft² (excluding workshop / undercroft, undercroft, garage)
All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.