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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## The Glen, Salford, Bristol, BS31

Approximate Area = 2047 sq ft / 190.1 sq m  
Garage = 289 sq ft / 26.8 sq m  
Total = 2336 sq ft / 216.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Davies & Way. REF: 1421627



## Brunswick The Glen, Salford, Bristol, BS31 3JR



Price Guide £850,000

A substantial detached house set in a large garden in a sought after private road on the edge of Salford.

- Available with no upward sales chain
- Well proportioned family accommodation with scope for some updating
- Entrance hall & downstairs cloak with wc
- 2 Reception Rooms
- Kitchen/breakfast room
- Separate utility room
- 4 Double bedrooms, 2 with en suite shower rooms
- Family bathroom
- Double garage & ample driveway parking
- Large mature plot extending in total to 0.24 acres (backing onto the grounds of Salford Golf Club)



# Brunswick The Glen, Salford, Bristol, BS31 3JR

Brunswick is a substantial detached family house which has been in the same ownership for some 38 years and is now available on the open market with no upward sales chain. The property has been well cared for and extended in the 1990's it offers well proportioned family accommodation which is conventionally arranged across two floors and while it is ready to move into there is scope for an ongoing purchaser to update the fittings and décor to suit their own requirements.

On the ground floor, the property is approached through an entrance hall with an open tread staircase leading to the first floor and there is a useful downstairs cloakroom with wc. There are two reception rooms, a triple aspect living room as well as a separate dining room, together with a kitchen/breakfast room and good size utility room which has a door to the outside and an internal door to the double garage.

On the first floor there are four double bedrooms with a particularly generously sized main bedroom. This and the second bedroom have en suite shower rooms, the other bedrooms are served by a family bathroom.

On the outside the property is set on a large plot extending to 0.24 acres, well balanced between the front and rear gardens. The front garden sets the property back from The Glen and has a driveway approached over a babbling brook leading to a double garage. The rear garden has been landscaped in recent years with an oval lawn and well established flower and shrub borders and paved terraces.

The property is set on The Glen, a prestigious private cul-de-sac of individual detached homes on the edge of Salford.

Salford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools, both the village primary school and Wellsway at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

In fuller detail the accommodation comprises (all measurements approximate)

## GROUND FLOOR

Entrance door with fan light above and glazed side panel leading to

### SPACIOUS ENTRANCE HALL

Open tread staircase to first floor, gas convector heater.

### CLOAK/WC

WC with concealed cistern and wash basin with mixer tap and cupboard beneath, half tiled walls, radiator.

### SITTING ROOM 6.06m x 4.22m (19'10" x 13'10")

A triple aspect room with windows to front and side and a sliding double glazed patio door leading to the rear garden. Classical style fire surround with marble inset and hearth. Two radiators. Glazed double doors to dining room.

### DINING ROOM 3.92m x 3.18m (12'10" x 10'5")

Window overlooking the rear garden. Radiator.

### KITCHEN/BREAKFAST ROOM 4.62m x 3.24m (15'1" x 10'7")

Door to hallway and window overlooking the rear garden. Furnished with a range of wall and floor units providing drawer and cupboard storage space with contrasting work surfaces and tiled surrounds. Inset one and quarter bowl sink with mixer tap. Integrated dishwasher, refrigerator, five ring stainless steel gas hob and eye level double oven. Breakfast bar. Ceiling mounted downlighters.

### UTILITY ROOM 4.86m x 2.47m (15'11" x 8'1")

Windows to rear and side aspects and door to outside. Work surface, washing machine and gas tumble dryer (included in the sale). Radiator, connecting door to garage. Cupboard containing Vaillant gas fired boiler.

## FIRST FLOOR

### LANDING

Window to front aspect, access to roof space. airing cupboard with hot water cylinder and fitted shelving. Radiator.

### BEDROOM 6.07m x 4.83m (19'10" x 15'10")

A dual aspect room with windows to front and rear. Extensive range of built-in furniture including wardrobes, top boxes, dressing table, drawer storage unit and bedside cabinets (included in measurements). Two radiators.

### EN SUITE SHOWER ROOM

Half tiled walls, radiator. Suite comprising wc, pedestal wash hand basin and large shower enclosure with thermostatic shower head, shaver point, extractor fan.

### BEDROOM 5.02m x 3.0m (16'5" x 9'10")

Two windows overlooking the rear garden, two radiators. Built-in shelved cupboard (excluded from measurements).

### EN SUITE SHOWER ROOM

White suite with chrome finished fittings comprising wc, wash basin set in vanity unit with mixer tap and cupboard beneath. Half tiled walls, fully tiled shower enclosure with thermostatic shower. Extractor fan and shaver point.

### BEDROOM 4.27m x 3.25m (14'0" x 10'7")

Dual aspect room with windows to side and rear aspects. Radiator, built-in wardrobe (included in measurements).

### BEDROOM 3.90m x 2.71m (12'9" x 8'10")

Window to front aspect, built-in wardrobe (included in measurements). Radiator.

### FAMILY BATHROOM 2.74m x 2.56m (8'11" x 8'4")

Suite of corner spa bath, wc and wash basin, tiled surrounds. Radiator.

## OUTSIDE

### GARDENS

The property stands on a good size plot which in total extends to 0.24 acres.

### FRONT GARDEN

Attractively landscaped, laid to lawn with flower and shrub borders, gravel bed and pavings with a paved terrace immediately to the front of the house. A driveway leads from The Glen across a babbling brook to a good size parking and turning area which leads to the double garage. There are gated access points to both sides of the property.

### DOUBLE GARAGE 5.40m x 4.85m (17'8" x 15'10")

Electric remote controlled entrance door, power, light and water connected. Window to side aspect, connecting door to utility room.

### REAR GARDEN

The garden has been professionally landscaped and backs on to the grounds of Salford Golf Club. There is a paved terrace immediately to the rear of the house and an oval lawned area with terraced rockery style borders with a variety of shrubs and bushes. Timber pergola to one side, garden shed, summer house, outside power and water is provided as well as a gas point (for a gas bbq). From the top terrace attractive views can be enjoyed across the Avon Valley towards Kelston Roundhill.

### TENURE

Freehold.

### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is G. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

### ADDITIONAL INFORMATION

Local Authority: Bath and North East Somerset Council.

All mains services are connected. The property has gas fired central heating.

The Glen is a private road and house owners become members of The Glen Residents Association and pay an annual fee of £90 towards the future upkeep of the road,

