GOODMAN & LILLEY

65 THE DELL, WESTBURY-ON-TRYM, BS9 3UF

65 THE DELL

WESTBURY-ON-TRYM, BS9 3UF

A Rare Opportunity in a Highly Sought-After Location

Offered to the market for the first time in over four decades, this much-loved three-bedroom detached family home occupies an enviable position within one of Westbury-on-Trym's most desirable residential addresses. Having been lovingly cared for by the current owner for approximately 45 years, the property presents an exceptional opportunity for a new family to create their forever home in a truly outstanding setting.

Available with the significant advantage of being sold with no onward chain, the property enjoys a wonderful south-east facing rear garden backing directly onto the grounds of the highly regarded Elmlea School, rated Outstanding by OFSTED.

LOCATION

The Dell is widely regarded as one of Westbury-on-Trym's premier residential roads, ideally positioned for access to the excellent local amenities of both Westbury-on-Trym and Henleaze. Families will particularly appreciate the proximity to Elmlea School and the centre of the catchment for Bristol Free School, an area of outstanding educational provision, while the nearby green spaces of Canford Park and the Downs, independent shops, cafés and transport links further enhance the appeal of this exceptional location.

ACCOMMODATION

Please see the floorplan for room measurements and the property layout.

The versatile and well-balanced accommodation extends to three separate reception rooms, providing excellent flexibility for modern family living. The welcoming sitting room is complemented by additional reception spaces ideal for a family room, formal dining room, home office or playroom.

To the rear, an extended kitchen/dining room forms the heart of the home, offering generous space for everyday family life and entertaining while enjoying views over the beautiful garden. A convenient downstairs cloakroom completes the ground floor accommodation.

On the first floor are three well-proportioned bedrooms and a family bathroom.

OUTSIDE

One of the property's most attractive features is the delightful south-east facing level rear garden, which has been beautifully maintained and provides a peaceful and private setting. A covered sun terrace allows for year-round enjoyment of the outdoor space, creating the perfect environment for alfresco dining, relaxation and entertaining regardless of the season.

Backing onto the grounds of Elmlea School, the garden enjoys a wonderfully open aspect and a unique sense of space rarely found in such a central location.

To the front, a brick-paved driveway provides ample off-street parking and leads to an impressive 27ft garage, offering excellent storage, workshop potential or secure vehicle accommodation.

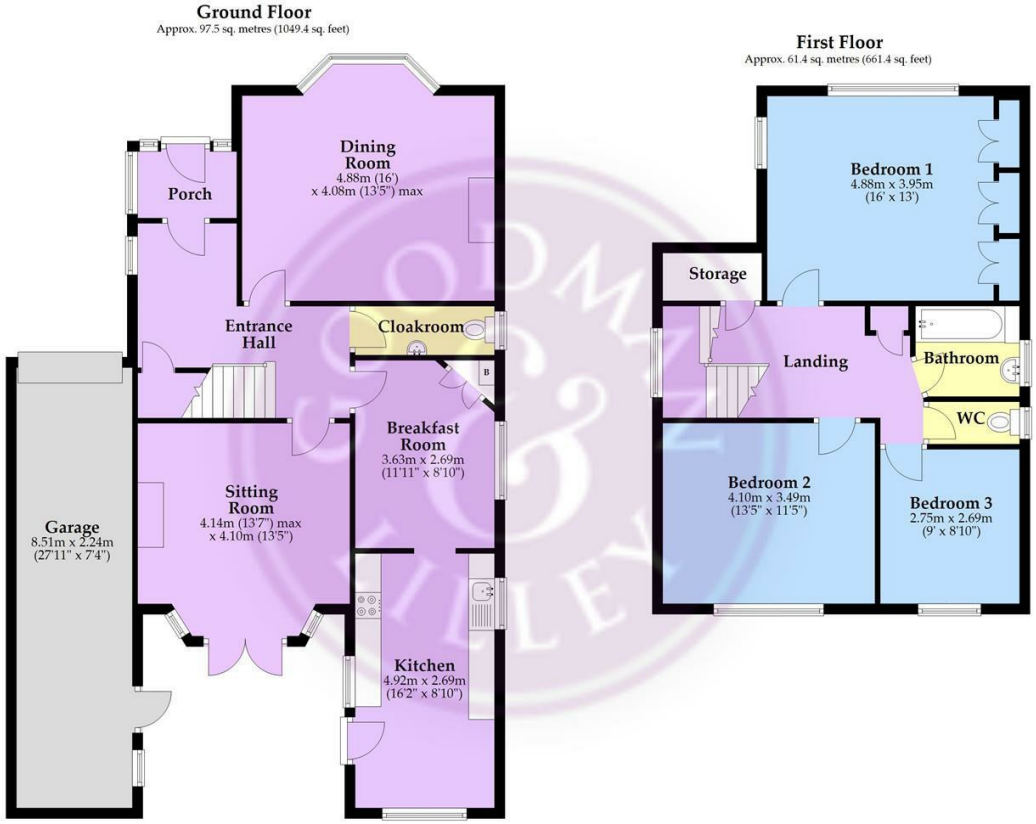
FURTHER POTENTIAL

The property benefits from gas central heating and double glazing throughout. A substantial loft space, accessed via a drop-down ladder, offers exciting scope for conversion into additional accommodation, subject to obtaining the necessary planning permissions and building regulations approvals.

Viewing is highly recommended to fully appreciate the quality of the location, the wonderful gardens and the scope this exceptional home has to offer.

"A Cherished Family Home in a Prime Westbury-on-Trym Setting – Backing onto Elmlea School Grounds"

FLOORPLAN



Total area: approx. 158.9 sq. metres (1710.8 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

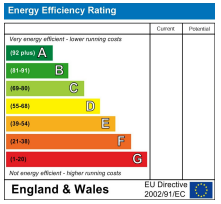
3 Bedrooms
Tenure - Freehold

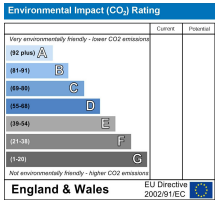
3 Reception Rooms
Total 1710.00 sq ft

1 Bathrooms
Council tax band - F

- Three-bedroom detached home
- Beautiful south-east facing garden
- Exceptional potential

- End of chain
- 27ft garage
- New Gas Combi Boiler 2025





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