estate agents auctioneers

hollis morgan

54 Eastfield Road, Westbury-On-Trym, Bristol, BS9 4AG

£600,000

UNEXPECDTLY BACK TO MARKET 6/8 - A truly beautiful and unique Georgian home situated just moments from Westbury Village.

- Stunning interior
- Dual aspect views
- Sought after Westbury Village location
- Exceptional Georgian architecture
- Multiple reception rooms
- Both bedrooms with en-suite bathrooms
- Lower level cellar, utility and storage rooms
- Detached period property dating back to the early 19th century

The Property
This outstanding residence offers a fantastic opportunity to acquire a unique and individual detached home, just a stone's throw from the popular Westbury Village.

Inside, the property exudes character and charm, with each room showcasing distinctive features. On the ground floor, you'll find a cosy sitting room perfect for relaxation, followed by a spacious dining room leading to the kitchen area. The contemporary kitchen is cleverly designed and stylishly finished with navy tones and marble worktops. It boasts an array of storage units and integrated appliances, including a fridge/freezer, dishwasher, oven, and hob. Adjacent to the kitchen, a wonderful sunroom with a large lantern roof and dual-aspect windows floods the space with natural light.

Upstairs, the accommodation includes two generously sized and beautifully decorated bedrooms, both with en-suite bathrooms. The principal bedroom features an attractive roll-top bath and a walk-in dressing room.

Additional features of the property include a cellar on the lower ground level and a separate lower level used as a utility/workshop space.

Outside, the garden is beautifully designed with various landscaped sections that serve as optimal sun traps, complemented by bustling greenery with delicately placed planters and trees.

Furthermore, a private driveway provides off-street parking for one car.

The Owners Comments
"Our house is conveniently situated with everything on your doorstep. The Mouse pub is very welcoming with a lovely garden and far reaching views. There are several good walks nearby our favorites being Badock & Blaise Woods."

Location - Westbury On Trym
Westbury on Trym is amongst the most sought after locations in the city. Offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park, excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Elmlea Primary Schools, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network.

Other Information
Freehold.
Council Tax Band: E

Please Note
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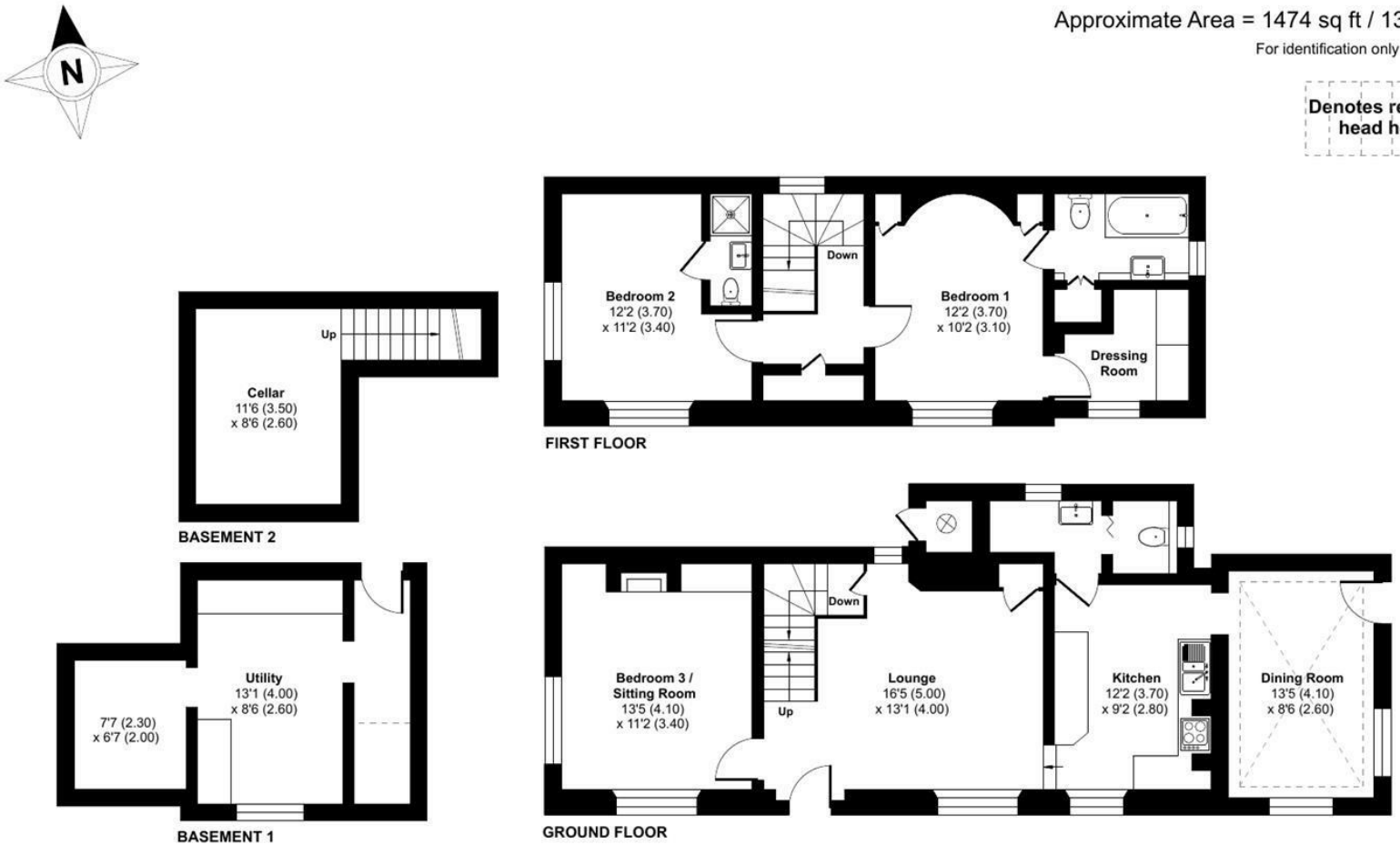
Eastfield Road, Westbury-on-Trym, Bristol, BS9

Approximate Area = 1474 sq ft / 136.9 sq m

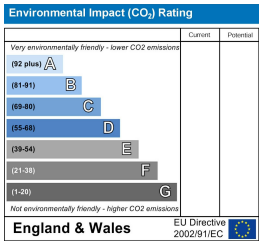
For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hollis Morgan. REF: 1133136



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