



MAGGS  
& ALLEN

4 DUGAR WALK  
REDLAND, BRISTOL, BS6 7DH  
£635,000



A well proportioned three bedroom, two reception room 1930s property retaining a wealth of attractive detailing and scope for a potential loft conversion. Located on a cul-de-sac within the Redland Green School catchment area. Offered with no onward chain.

#### Vendor's Comments

"We lived at Dugar Walk for over a decade. We love the house, the high ceilings, the morning light in the big bay windows and the incredible view over the city from the top of the garden. We have enjoyed the suntrap garden on sunny days, and have had drinks up there on bonfire nights, watching the fireworks explode over the city. There are beautiful slow worms (a type of coppery lizard) living under the patio stones at the top of the garden and we always considered ourselves guardians as they are quite rare. Our apple tree can keep the whole street supplied with delicious eating apples.

There is a street WhatsApp group and street closures when the children can play and the adults chat. We loved the friendly community of the street and made friends for life here."

#### Ground Floor

The ground floor comprises a vestibule, hallway with understairs storage cupboards, two reception rooms and the kitchen.

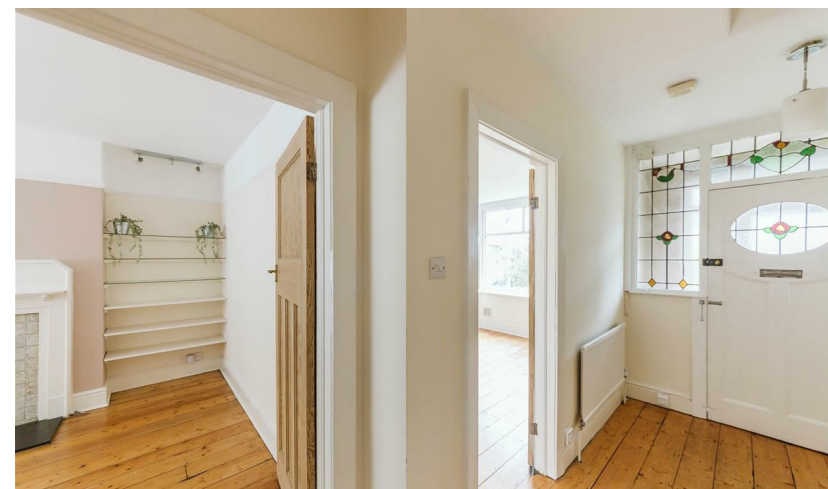
A uPVC doorway leads into the vestibule, which retains the original front door and particularly attractive stain glass windows that allow plentiful natural light into the hallway. From here there is access to a bay-fronted lounge to the front elevation, featuring picture rails, built-in shelving, and stripped floorboards. Adjacent, a similarly proportioned second reception room, ideal as a dining room offers similar features, including original picture rails, doorway, stripped floorboards and attractive fireplace.

Completing the ground floor is galley kitchen, fitted with a range of matching base and wall-mounted units. The kitchen comfortably accommodates a fridge/freezer, and a breakfast table to the far side, where access to the courtyard can also be found.

#### First Floor

The first floor offers three well-proportioned bedrooms. The main bedroom is a double with a wide bay to the front that provides an open outlook and an attractive period tiled fireplace. The second double bedroom features high ceilings, a period fireplace, and a double glazed window to the rear, which overlooks the garden. A third bedroom, also located at the front, completes the sleeping accommodation on this level.

The family bathroom is a particular feature, with a white suite comprising a panelled bath with an electric shower over, a wash basin, and a heated towel rail. This space is complemented by original Art Deco tiled walls and a tiled floor. A separate WC is located adjacent.



## Outside

The property is complemented by a lawned front garden with a central mature apple tree and a pathway leading to the front door, all enclosed by an attractive stone boundary wall.

The tiered rear garden is a good size, with a lawn section and a terraced seating area which enjoys fabulous cityscape views over the rooftops of neighbouring buildings and plenty of the day's sunshine. This space features a mature Magnolia tree, Wisteria, and other plants and shrubs, as well as a small built-in garden store.

## Location

A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian and Edwardian architecture. Lovely green spaces like Cotham Gardens and Redland Green provide peace and quiet, while independent shops and cafés offer a unique local experience.

Chandos Road is famous for its array of highly regarded eateries, including Snobby's and the Michelin Star Wilson's, whilst neighbouring Westbury Park - on its doorstep - offers an selection of popular cafes and restaurants both on Coldharbour Road and North View including the impressive Little French.

Cultural richness thrives with art galleries and theatres, whilst Redland is also home to Bristol University and Redland Green School, meaning it is an academic hub within the city.

Redland's location ensures easy transportation access, making it a gateway to explore Bristol and beyond.

## Schools

Redland Green School - Distance: 0.21 miles

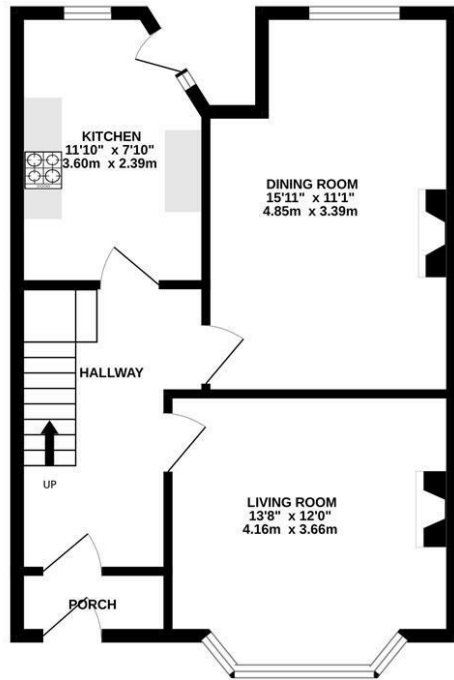
St Bonaventure's Catholic Primary School - Distance: 0.28 miles

Westbury Park School - Distance: 0.36 miles

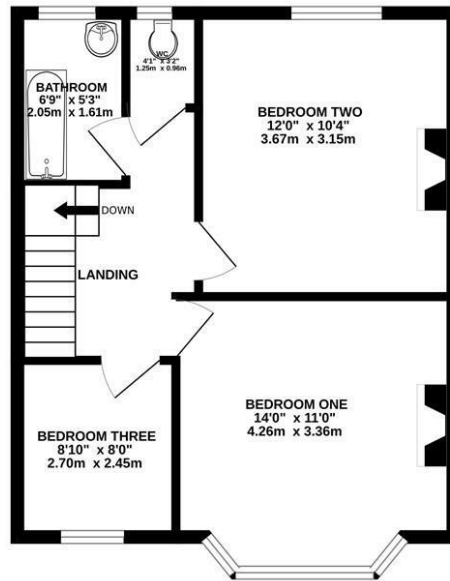
Bishop Road Primary School - Distance: 0.49 miles



**GROUND FLOOR**  
581 sq.ft. (54.0 sq.m.) approx.



**1ST FLOOR**  
527 sq.ft. (49.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 5/2025



- A light and bright 1930s property
- Three bedrooms
- Two reception rooms
- Located on a quiet cul-de-sac just 300 metres from Redland Green School
- Retaining some lovely period detailing including stain glass and attractive fireplaces
- Classic proportions
- Offered with no onward chain

**Guide Price:** £635,000

**Tenure:** Freehold

**Council Tax Band:** D

**EPC Rating:** E

**Local Authority:** Bristol City Council

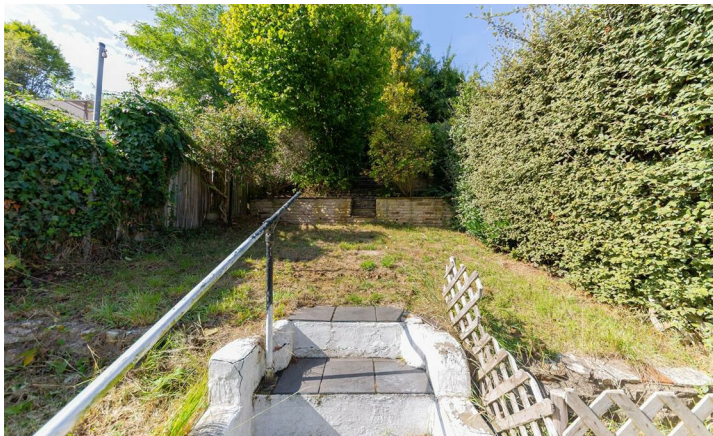
**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change.

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