



MAGGS
& ALLEN

8 DUGAR WALK
REDLAND, BRISTOL, BS6 7DH
Guide Price £695,000

A superbly well-appointed and meticulously maintained 1930's residence packed with character, located on a quiet cul-de-sac, comfortably within the Redland Green School catchment area.

Vendor's' Comments

"We have loved living in Dugar Walk for the past 28 years. There is a great sense of community with regular Sunday Playing Outs, annual fireworks and other activities. We benefit from being surrounded by the allotments and Redland Green Park beyond (without needing to cross a road), which means we live alongside an incredible amount of wildlife for city dwellers. Badgers, foxes, owls, woodpeckers and even the occasional deer has visited neighbouring gardens.

In springtime, our garden pond abounds with frogs, newts and damsel flies. Sitting beside the pond of a spring evening with a mug of tea in hand, it is easy to forget that you are in the heart of the city."

Approach

Stepped approach leading to the front porch, comprising tessellated flooring, timber front door and windows that are designed to match a 1930's style, but are high-performance triple-glazed and encapsulate new bespoke stained glass panels that add to an attractive façade.

To the left is a small, but superbly maintained and mature front garden that benefits from the morning sun. Located on a quiet cul-de-sac in a parking permit zone, parking is rarely an issue.

Ground Floor

The wide entrance hall is one of the many attractive features of the property, with decorative stain glass windows inviting in plentiful natural light. The hall provides access to each of the reception rooms, kitchen, and boasts an understairs storage cupboard. The staircase is the original art deco staircase, refurbished by the current owner and presented in excellent condition as a result.

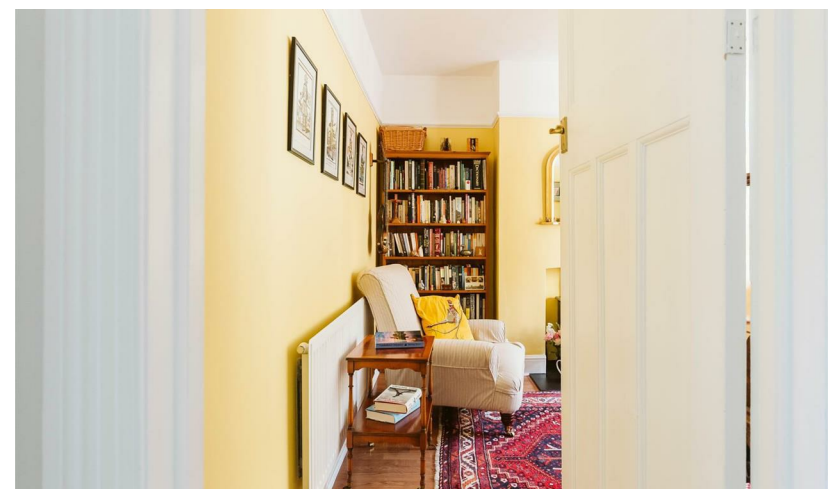
The front reception boasts classic proportions, with a wide bay window making the most of the property's elevated position. The room features a fine example of a period fireplace; with smart blue and white tiling complemented by the original surround and mantel piece; exposed floorboards, picture rails and encased leaded stain glass windows. The second reception room likewise retains picture rails, and provides an outlook of the garden via a wide bay window.

A smart, modern kitchen is located at the rear of the property, featuring a range of matching cream base and wall-mounted units, with blue tile splashbacks, vinyl flooring and access via the back door to the courtyard.

First Floor

Both double bedrooms are generous in size, and benefit from bespoke fitted wardrobes and gorgeous period fireplaces. The front bedroom offers far-reaching elevated views, whilst the rear bedroom benefits from its aspect overlooking the garden - inviting colour throughout the year. The third bedroom is a single, currently utilised as a home office.

Completing this level is a bathroom with metro tiling, free standing roll-top Victorian bath; and adjacent is a separate WC.



Second Floor

A converted loft space that comprises a further double bedroom with ensuite bathroom, plentiful eaves storage and presented in immaculate decorative order. Skylights in both rooms provide plentiful natural light and from the bedroom, tremendous elevated views of the surrounding area.

Rear Garden

A substantial garden benefitting from a south-westerly aspect, ensuring sun through much of the day and leading into the evening.

At ground level and accessible from the kitchen is a paved courtyard area, with steps leading to the lawned areas; interspersed with mature floral and shrub borders. At the garden's highest point, a decked area surrounds a pond, complemented by a white-pebbled seating area - creating an ideal retreat for relaxation while enjoying picturesque views over the property, nearby allotments and the local area. This is a real highlight of the property.

Location

A fabulous area, and unsurprisingly amongst Bristol's most popular destinations; Redland exudes historic charm with its Victorian, Edwardian and 1930's 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.

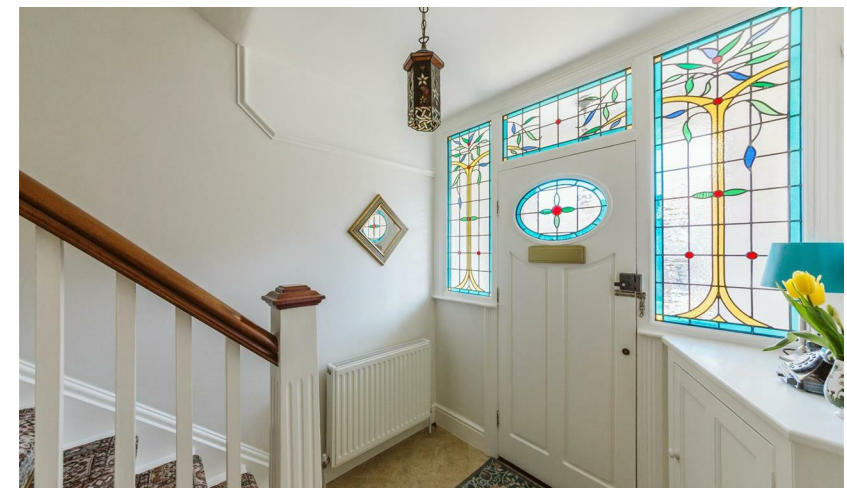
Schools

Redland Green School - Distance: 0.2 miles

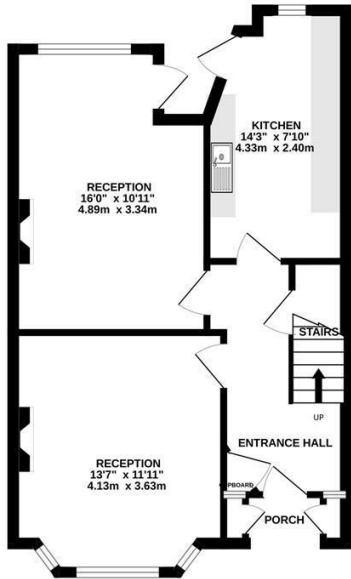
Westbury Park School - Distance: 0.36 miles

Bishop Road Primary School - Distance: 0.5 miles

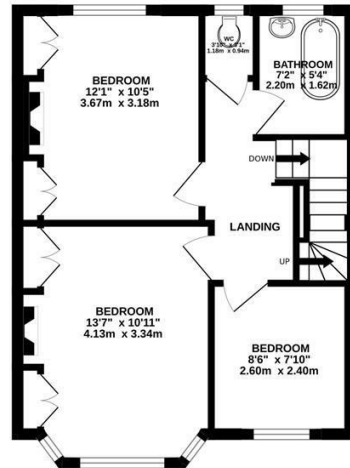
Henleaze Junior School - Distance: 0.57 miles



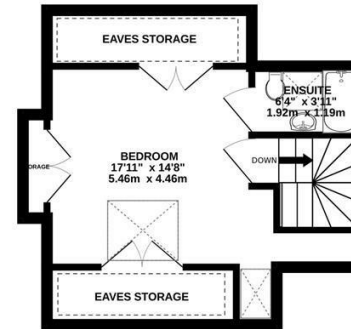
GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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.

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- A fine 1930's residence boasting an abundance of character throughout
- An ideal family home offering four bedrooms
- Two reception rooms
- A tremendous combination of period features and modern fittings
- Substantial garden with south westerly aspect offering far-reaching views
- Redland Green School catchment area
- Presented immaculately
- No onward chain
- Nine solar panels attracting feed-in tariff payments until 2035.
- Triple-glazed wooden windows with stained glass inserts to front

Guide Price: £695,000

Tenure: Freehold

Council Tax Band: D

EPC Rating: C

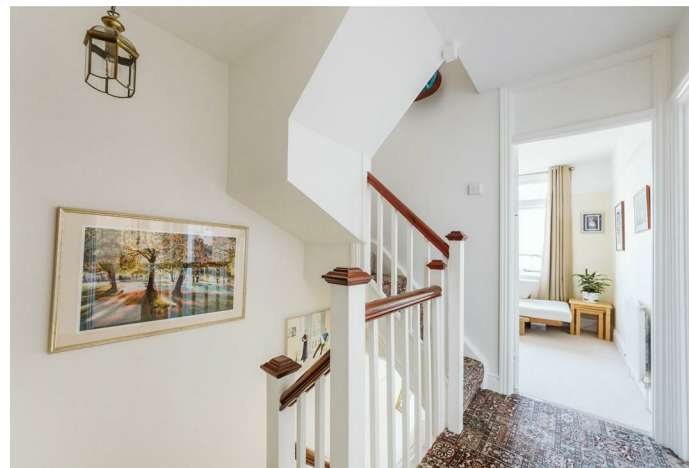
Local Authority: Bristol City Council

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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60 Northumbria Drive, Henleaze, Bristol, BS9 4HW

0117 949 9000

www.maggsandallen.co.uk | agency@maggsandallen.co.uk



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