



91 COLDHARBOUR ROAD
Westbury Park, Bristol BS6 7SA

 **RUPERT
OLIVER**
property agents



91 Coldharbour Road

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An exceptional semi-detached family house with an expanse of off-street parking, detached 28' garage and circa 2500 sq. ft of internal accommodation.

* STUNNING 6-BEDROOM FAMILY HOME IN A SOUGHT-AFTER LOCATION
* CLOSE PROXIMITY TO BOTH WESTBURY PARK PRIMARY SCHOOL AND REDLAND GREEN SCHOOL * BEAUTIFULLY REFURBISHED BY THE CURRENT OWNERS * VERSATILE ACCOMMODATION OVER THREE FLOORS * FOUR SUPERB RECEPTION ROOMS * FABULOUS FAMILY KITCHEN AND A SEPARATE UTILITY ROOM * SIX BEDROOMS AND THREE BATH / SHOWER ROOMS * FULLY ENCLOSED FAMILY GARDEN * 28' DETACHED GARAGE * OFF-STREET PARKING FOR NUMEROUS VEHICLES

Situation

Coldharbour Road is situated in the heart of Westbury Park, with the house just 0.3 miles to the east of The Downs, some 400 acres of open public space.

Nearby are a host of independent shops, bars, a deli and several restaurants as well as the popular Cambridge Arms pub (0.2 miles) and a large Waitrose supermarket (0.3 miles).

The local schooling is excellent; with Westbury Park Primary School 0.2 miles to the west and Redland Green School just over half a mile walk to the south.

In addition, there are a host of established independent schools nearby including Badminton School for Girls, Redmaids High School, Clifton College, Clifton High School and Bristol Grammar School to name a few.

To the south, the M32 is a two mile drive and Temple Meads Train Station just over three miles away. To the north (4.5 miles) is Cribbs Causeway Retail Park and access onto the M5, whilst Bristol Airport is just under 10 miles to the south west.

For Sale Freehold

91 Coldharbour Road is a beautifully appointed family house with elegant accommodation arranged over three floors, exceptional off-street parking to the front and a detached 28' garage accessed to the side via Florence Lane with direct access into the garden.







On many levels it is the perfect family home; close proximity(and within the catchment area) of both Westbury Park Primary School and Redland Green (Secondary) School, a fully enclosed family garden, easy vehicular access and an expanse of versatile internal accommodation.

Since purchasing the house the current owners have beautifully refurbished the house; creating further living space by extending into the loft as well as creating a superb family kitchen, dining room and separate family room to the rear, complete with bi-folding doors opening up into the garden. A truly sociable space and perfect for families of all size and ages.

The kitchen itself is beautifully finished with a generous central island, integrated dishwasher, oversize Falcon range cooker and a double fronted American style fridge and freezer. The pull-out larder and further floor and wall-mounted storage presents plenty of storage and a rear door gives out directly into the garden.

From the kitchen, stairs lead down to the light-filled dining room which in turn leads into the garden room, with access out into the garden from bi-folding doors and also access into the fitted utility room.

Across from the tiled hallway lies the formal sitting room, with its handsome marble fire surround and recessed wood-burning stove. The four-sash bay window looks out over the driveway and the ceiling retains deep moulded cornice plaster work.

Adjacent to the sitting room is a lovely sized home-office space or a children's play / games room. This rooms enjoys a pretty tiled fireplace and built-in storage.

The hallway itself is accessed via a useful tiled porch from the front door – perfect for coats and boots, and has access to a ground floor cloakroom with a w.c and wash basin. To the rear, it wraps around the staircase, with a door directly into the dining room, giving the ground floor a full 360 degree access.

Upstairs, over the first floor are three double bedrooms, with a further bedroom located on each of the two half-landings. These presents wonderfully versatile accommodation, with additional home-office space or further recreational / study space for children.

The front two first floor double bedrooms benefit from modern double glazed windows, whilst the rear bedroom enjoys an en-suite shower room.





Accessed from the landing is a good size family bathroom, with an integrated thermostatic shower above the bath, low level w.c, vanity basin and a radiator with a heated towel rail.

Above, the clients have sensitively extended into the loft to create a superb bedroom suite as well as an expanse of recessed storage – built sensibly into the eaves and easily accessible.

The bedroom itself is beautifully proportioned with a dual aspect, some fabulous views and a well-appointed en-suite bath and shower room. A perfect master suite of a very generous guest suite.

Outside

The house enjoys a superb position, situated on Coldharbour Road and the edge of Florence Lane, with an abundance of off-street parking to the front (complete with an electric car charge point) and side access from the lane into a generous 28' garage and workshop, with a rear door leading into the garden. Perfect for bikes, a car and extra storage / workshop space.

To the rear of the house is a lovely fully enclosed family garden with an attractive mix of both paved terrace for outdoor dining and an all-weather artificial lawn flanked by a mature raised bedding.

There is access to the garden from the kitchen, family room and utility room, as well as from the front of the house via a side gate adjacent to the front door as well as from and into the garage.

Viewing: Strictly by appointment with Rupert Oliver Property Agents.

Services

Mains water, electricity, gas and drains. Gas central heating system. Telephone and Fibre Broadband by private arrangement. Council Tax: Band F.

Local Authority

Bristol City Council: Tel: 0117 922 2000

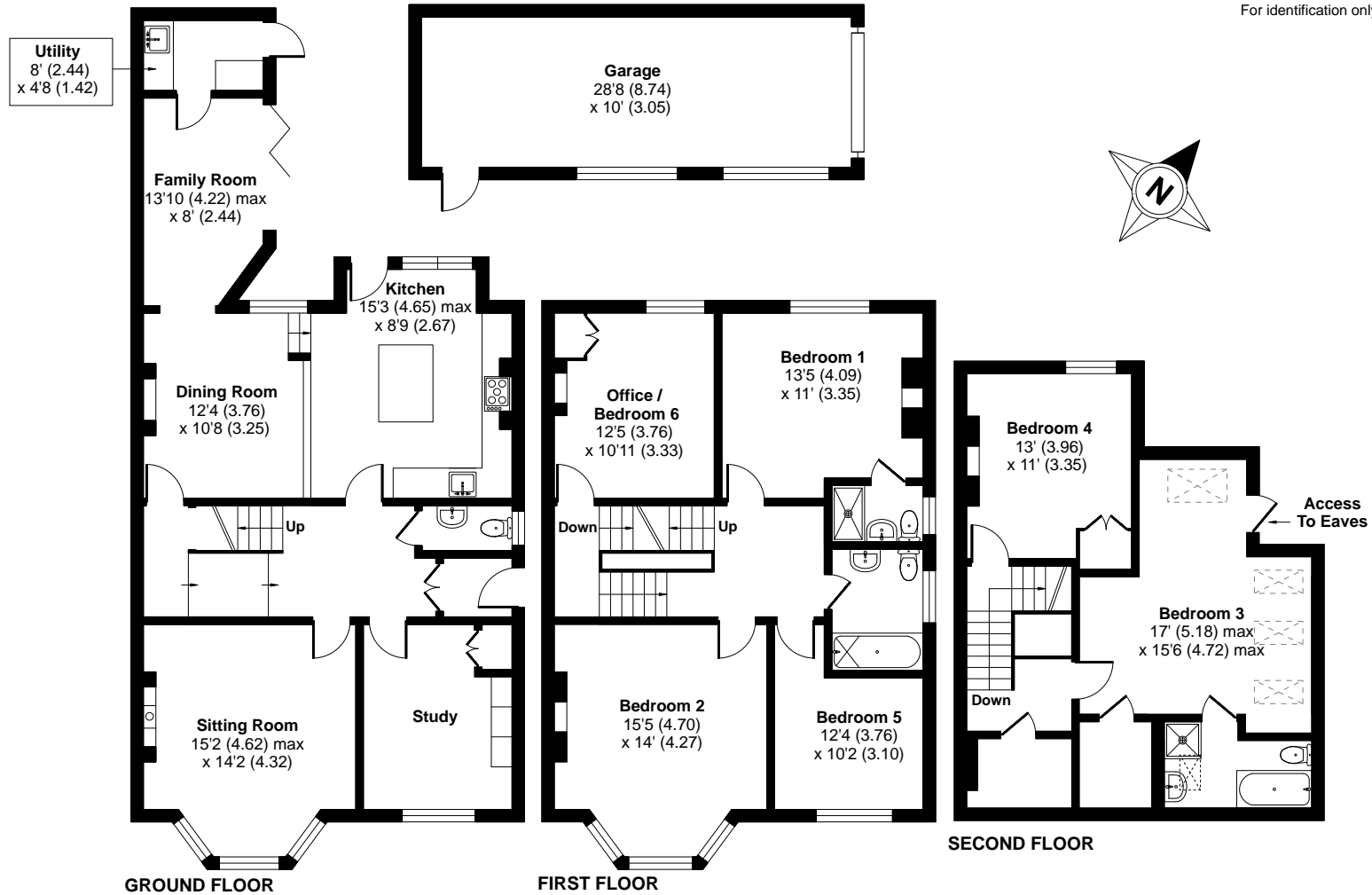
Directions: Property Post Code: BS6 7SA



Coldharbour Road, Bristol, BS6

Approximate Area = 2702 sq ft / 251 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2020. Produced for Rupert Oliver Property Agents. REF: 634940