

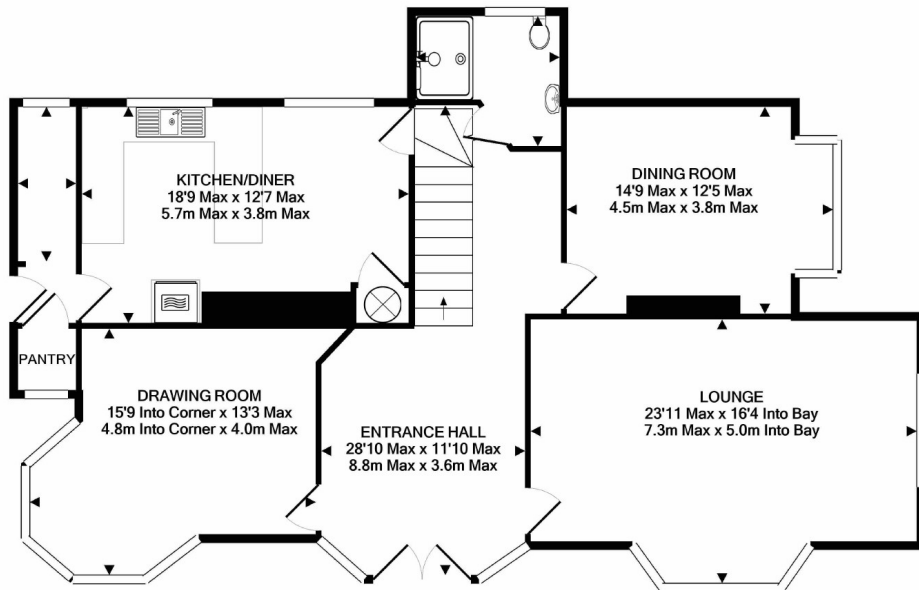


**Coombe Dingle - Price guide £1,100,000**

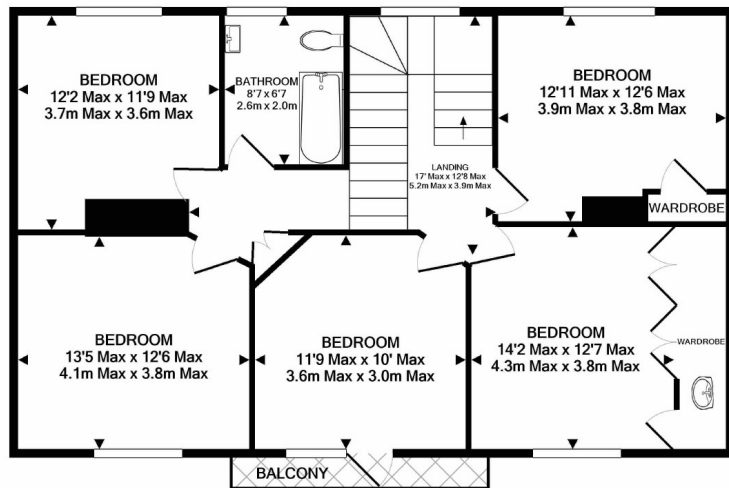
**5 bed detached house**

**22 Westbury Lane, BS9 2PE**





GROUND FLOOR  
APPROX. FLOOR  
AREA 1264 SQ.FT.  
(117.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 993 SQ.FT.  
(92.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2258 SQ.FT. (209.7 SQ.M.)  
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A rare and very special detached home constructed in 1912 set in approximately half of an acre of beautifully manicured & level gardens. This wonderful home is located within 450 metres of the Grade 2 listed 650 acres of parkland estate at Blaise, local shops, local bus routes and a short drive away are the fabulous Whiteladies Road, Shirehampton Road and Westbury on Trym village offering independent shops, cafés and restaurants.

The accommodation is well laid out over two floors measuring approximately 2250 square foot presenting itself as impressive entrance hall, lounge with bay window, dining room, drawing room with bay, kitchen/breakfast room, downstairs shower room (wet room), utility room, pantry, landing leading to five sizeable double bedrooms, bathroom and a balcony.

Externally there is split drive way offering multiple parking spaces, a garage & storage area, and spacious level gardens on three sides packed with mature shrubs, tree's and fruit trees.

The current family have occupied since 1960, they have cherished the property and although now needing some updating offer a very rare opportunity for a family to explore and style to their own taste.



### Westbury on Trym Office

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.