

A two-story white house with a grey tiled roof and a green door, surrounded by a garden and driveway. The house has a central chimney and several windows. The garden is well-maintained with various plants and trees. A paved driveway leads to the house.

**BIRCHWOOD
EASTFIELD
BRISTOL**

BIRCHWOOD, EASTFIELD, BRISTOL, BS9 4BE

An impressive four bedroom detached Georgian town home tucked away, enjoying a private and secluded setting within landscaped walled gardens. This well-presented family town house further benefits from a self-contained one-bedroom flat/annex, as well as a detached double garage.

Built circa 1750 and later extended, the house is approached via electric gates from a single-track lane, ensuring total privacy and security for those with young children and pets. A gated driveway provides secure hardstanding for several motor vehicles.

SUMMARY OF ACCOMMODATION

An entrance vestibule with double doors opens into a light and airy Entrance/dining hall with original staircase leading to the first-floor landing. An attractive engineered oak floor runs throughout the entrance hall, cloakroom, kitchen, and breakfast room.

The principal reception room enjoys views over the front garden and has French doors to one end opening onto a sun terrace. Attractive fitted wall dresser as well as open fireplace with gas coal effect fire. A door opening provides access to the dining/entrance hall. A second reception/snug is reached off the rear hallway and enjoys views over the rear garden. The snug provides access to a useful laundry/storage room with plumbing for washing machine. Separate cloakroom with recess for coats/boots etc.

The kitchen is accessed from the entrance/Dining Hall and enjoy fabulous views over the rear garden. The bespoke hand-built kitchen has black granite work surfaces and a three oven, two hot plate, gas fired Aga. Separate Caple electric oven/microwave with a 2-ring induction hob. Built in Fisher and Paykel American fridge freezer and integral Miele dishwasher. Separate island/breakfast bar with storage beneath. Full height bi-fold doors to one end open onto a fabulous, raised sun terrace ideal for al fresco dining, with stone steps leading to the garden. The third reception/breakfast room is reached from the kitchen as well as the entrance hall. The Breakfast room also accesses the sun terrace and enjoys a period range style gas fire.

An elegant, carpeted Georgian staircase leads to the first-floor accommodation with split level landing and walk in airing cupboard. In all there are four double bedrooms all with built in wardrobes, the master enjoying a walk-in dressing room with comprehensive hanging space and separate ensuite bathroom with WC and corner shower. Bed 2/Guest is reached off the half landing and has its own shower room and WC. Beds 3 and 4 enjoy views over the front garden and are serviced by a further bathroom.

A door opening and stone staircase beneath the entrance hall staircase leads to a large area of dry cellarage and a separate wine cellar with comprehensive wine racks. A further room on this level has served as a games room. Double doors to one end of the cellar open onto a side pathway.

The self-contained flat/annex is accessed through the rear garden via a short flight of steps and provides ideal accommodation for a dependent relative, a home office or a gym perhaps. The flat comprises an open plan modern fitted kitchen/living room with bi-fold doors, opening onto a private courtyard garden. Double bedroom with walk in wardrobe/storage. A separate wet room with shower and WC.

OUTSIDE

The gardens amount to around a third of an acre with the rear garden being the larger and enjoying a South Easterly facing aspect. Laid mainly to lawn and enclosed by stone brick walls, with mature flower border and trees, to include mulberry, oak, and silver birch. A raised ornamental pond with water features (fish not included in sale) and separate gravelled seating area. To the eastern boundary is a patio with oak pergola and covered in a productive grape vine, and ideal for external dining and family BBQs. The garden includes two freestanding sheds and gives access to a garage side door. There are gravelled pathways to either side of the house linking the gardens and driveway. The garden provides access by way of a short flight of stone steps to the raised sun terrace running across the rear façade. The sun terrace allows for external seating and dining table. The front garden offers good privacy and is laid to level lawn – with an area of bitumen hardstanding for three to four cars. A five-bar gate opens onto the access lane and automated entrance gate. A double garage (circa 20' x 16'3) is set at the bottom of the access lane and has a full width roller shutter door as well as additional up and over side door opening onto the rear garden. Electric lighting, power sockets and water tap.

LOCATION

Tucked away in a highly convenient location within 0.25 miles of Henleaze Road and Westbury-on-Trym Village, both of which offer excellent high street shops, cafes, restaurants and bus connections. The house is well placed for several state and private schools to include Red Maids, Westbury-on-Trym Primary, St. Ursulas E-Act Academy and Badminton Girls School. Bristol City Centre is approximately 4.0 miles distance. Parkway railway station to London Paddington and many other city destinations is circa 4.0 miles travelling distance. The famous Clifton Downs, ideal for recreational use and walking is circa two and a half miles away.

DIRECTIONS

Traveling Northwards down Henleaze Road, pass the Eastfield Inn on the left, taking the next left into Eastfield Terrace. Follow the road for approximately quarter of a mile (passing Cheriton Place) and at a small crossroads, turn right into Eastfield. Travel approximately fifty yards and turn right into access lane (between the Royal Air Force Association “RAFA” Club and number 24 Eastfield). Continue to the bottom of the lane, passing through automated entrance gates observing the entrance to Eastfield immediately on the right.

OTHER INFORMATION

TENURE: We understand to be Freehold and Free.

SERVICES: We understand all mains services are connected to the property including broadband internet.

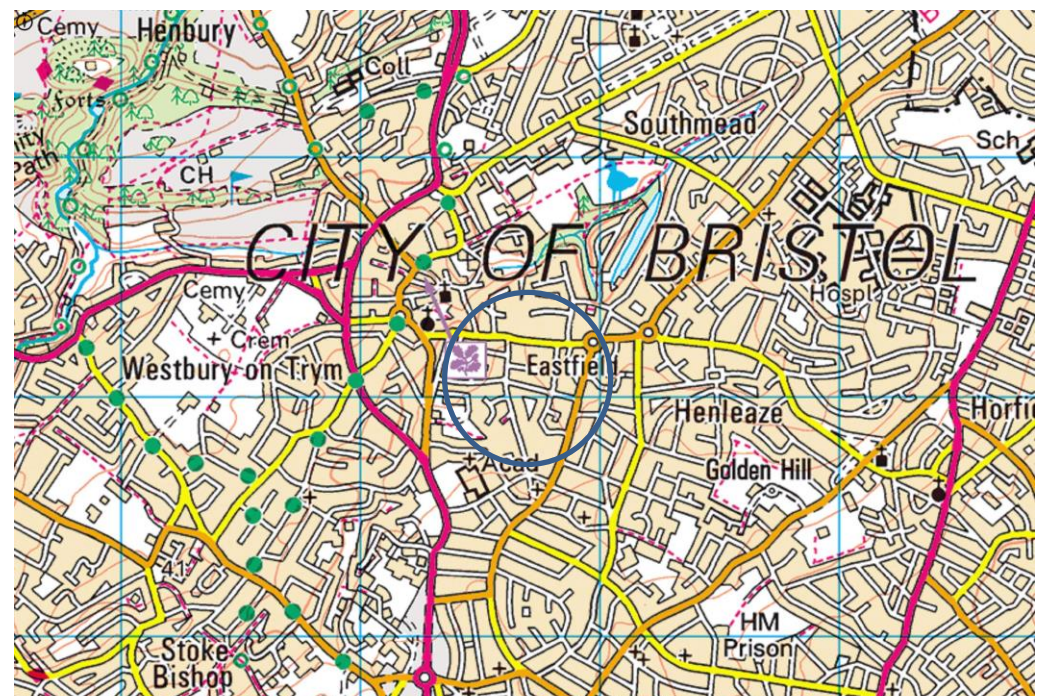
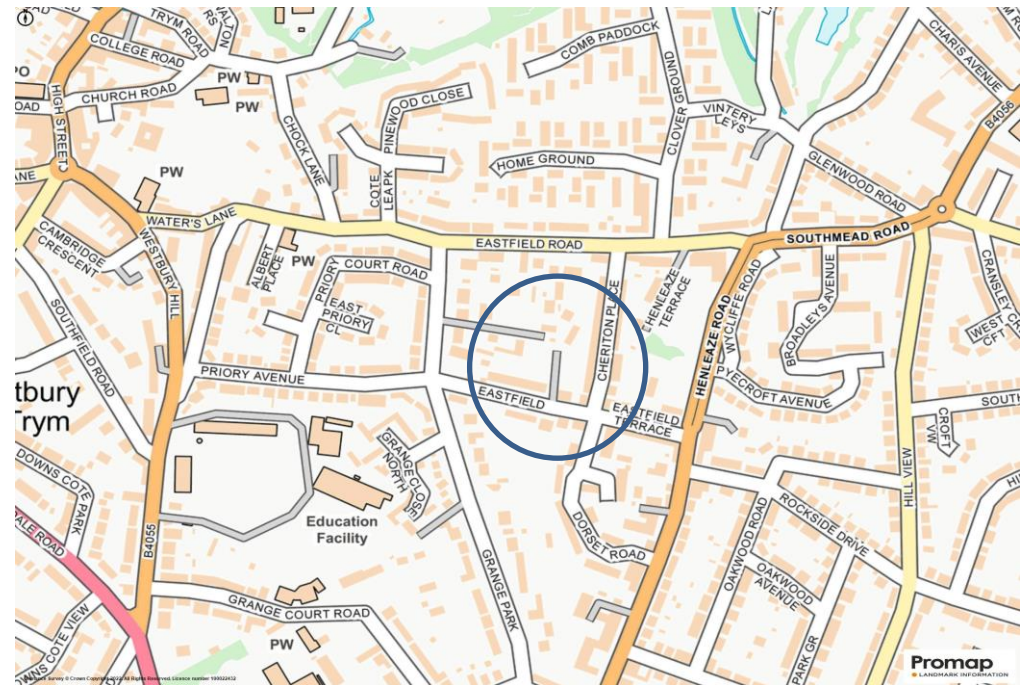
LOCAL AUTHORITY: Bristol City Council T: 0117 923 2000 or www.bristol.gov.uk

COUNCIL TAX BAND: G - £3,7171.28 in 2022/23

ENERGY PERFORMANCE RATINGS: House - E (Potential C) Annexe - C.

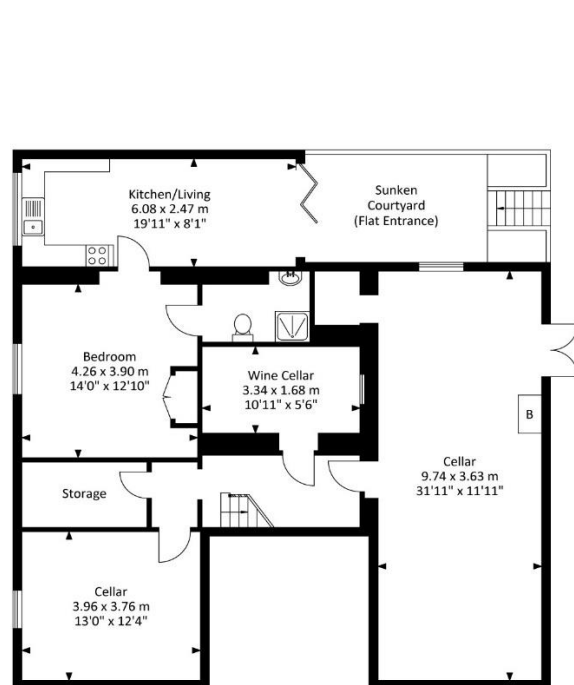
VIEWINGS: Strictly by prior arrangements with Hydes of Bristol

T: 0117 973 1516 **W:** www.hydes.co.uk **E:** post@hydes.co.uk

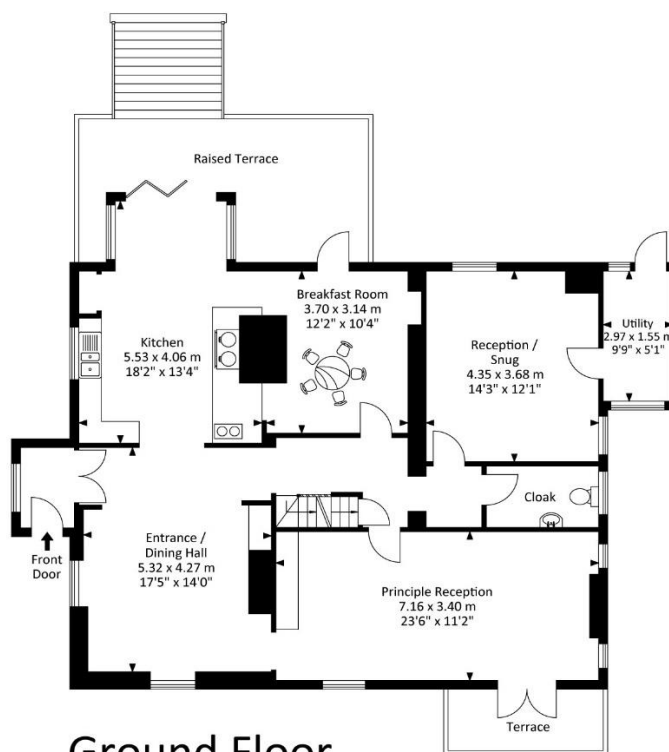


Birchwood, Eastfield, Bristol

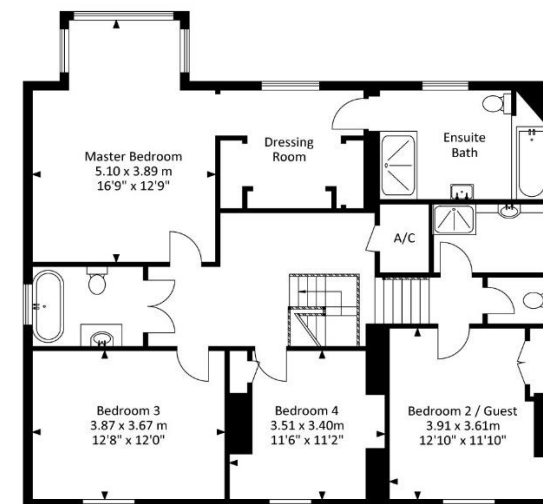
Approx. Gross Internal Area
3667 Sq.Ft - 340.60 Sq.M



Basement



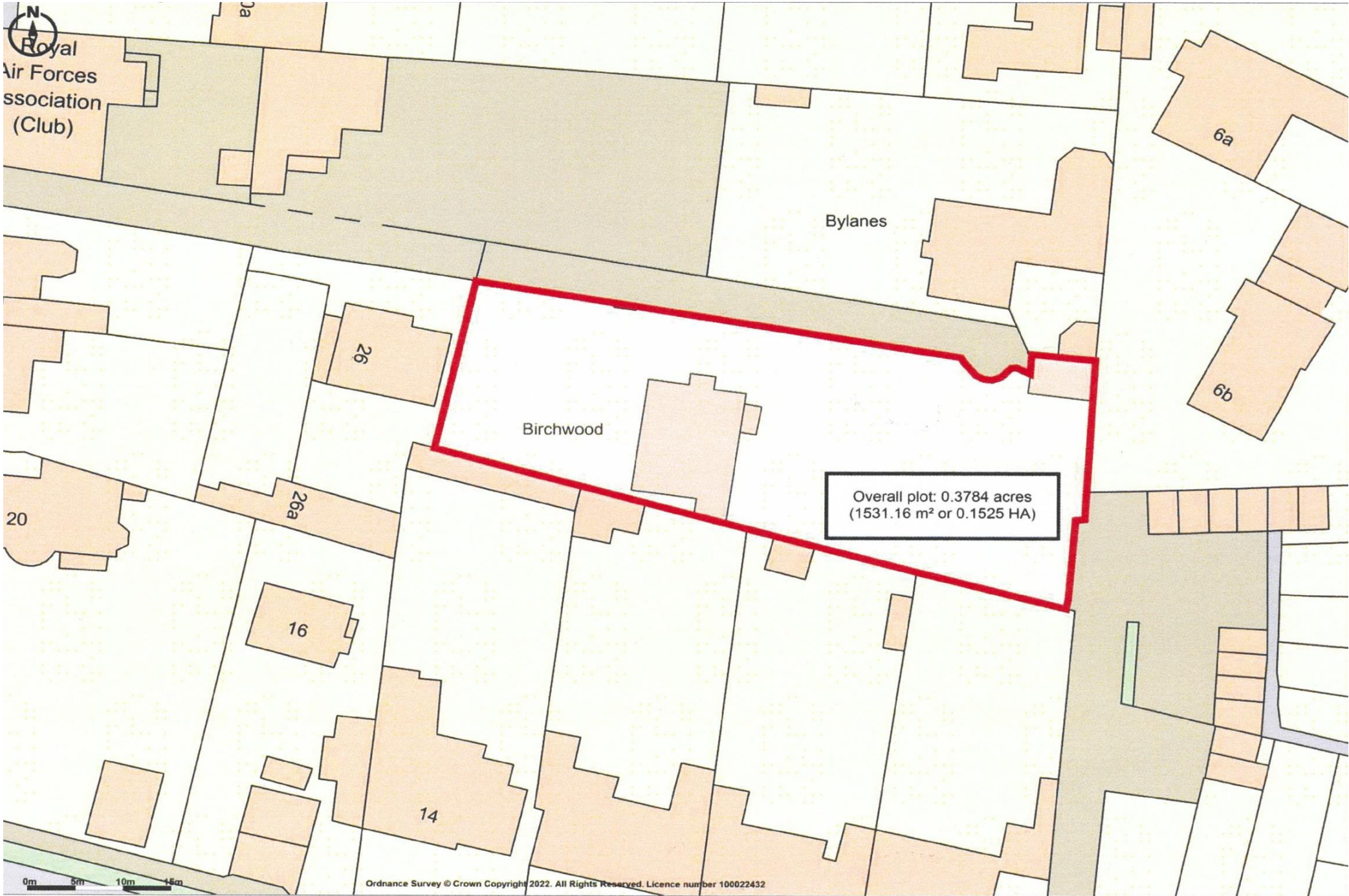
Ground Floor

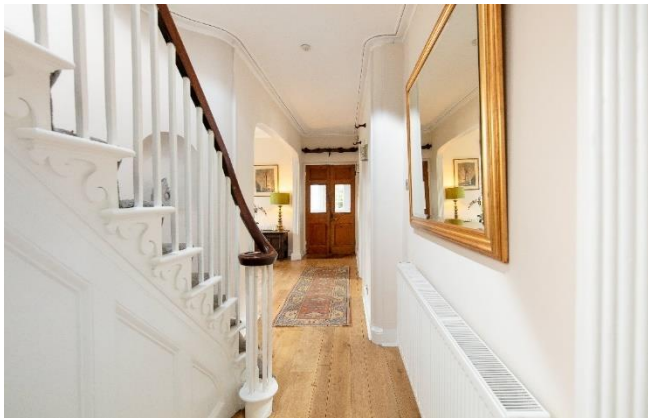


First Floor

IMPORTANT NOTE

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