



The Lodge Carriage Drive, Westbury on Trym, Bristol, BS10 6TE

GUIDE PRICE £995,000



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## PROPERTY OVERVIEW

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A distinctive five-bedroom modern detached residence.

This enchanting and generously proportioned five-bedroom detached home (approx. 2,453 sq. ft.) offers a rare opportunity to enjoy spacious, modern living within the boundaries of the city. Nestled in a beautiful and historic setting, this unique property must be viewed in person to be fully appreciated. Built circa 2010 with meticulous attention to design and practicality, the home blends contemporary comfort with traditional character.

The versatile accommodation includes a welcoming entrance hall, a large dual-aspect lounge with fireplace and French doors, a formal dining room, a spacious kitchen/breakfast room, utility room, conservatory, cloakroom, and an integrated double garage. Upstairs, a grand landing leads to five well-proportioned bedrooms, including a luxurious principal suite and a guest bedroom, both with en-suites as well as a stylish family bathroom.

Set within mature, landscaped gardens, the property enjoys open countryside views from the rear enhanced by elegant railings rather than fencing, preserving the natural outlook. Additional gardens extend to the front and sides, with ample off-street parking including a dedicated space for a 7.1m motorhome. Dual side access and direct entry to the garage provide added convenience.

### Historical Setting

Located in the heart of the Brentry Conservation Area, the home stands on the historic site of the former lodge or gatekeeper's cottage of Brentry Hospital. Now known as Royal Victoria Park, the surrounding grounds are Grade II listed and form part of a thoughtfully preserved heritage landscape.

### Location

Positioned on the edge of the former Repton Hall estate, the property combines tranquil surroundings with excellent accessibility. It is ideally situated for Southmead Hospital, major motorway links, and the amenities of Cribbs Causeway retail park. Westbury-on-Trym, Blaise Castle Estate, and Bristol city centre are all within easy reach, offering a perfect balance of countryside charm and urban convenience.

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# KEY DETAILS

- A Spacious (approx. 2,453 sq. ft.) Modern Detached Property
- 5 Bedrooms
- Kitchen/Breakfast Room
- Integrated Double Garage

Guide Price: £995,000

Tenure: Freehold

Council Tax Band: F

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: TBC

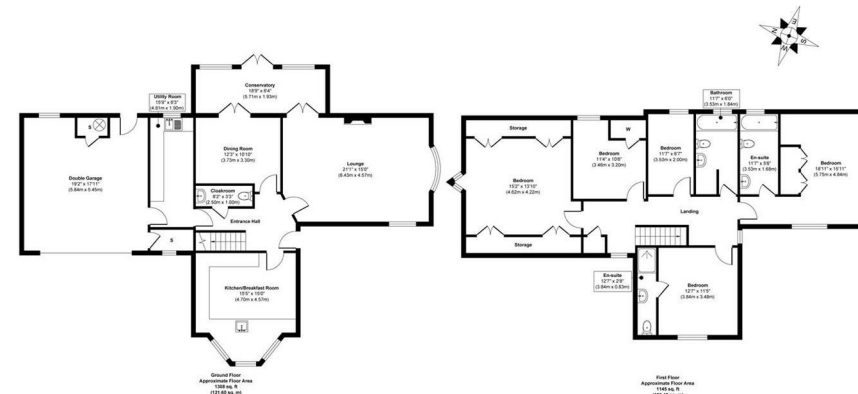
Viewing: By appointment only



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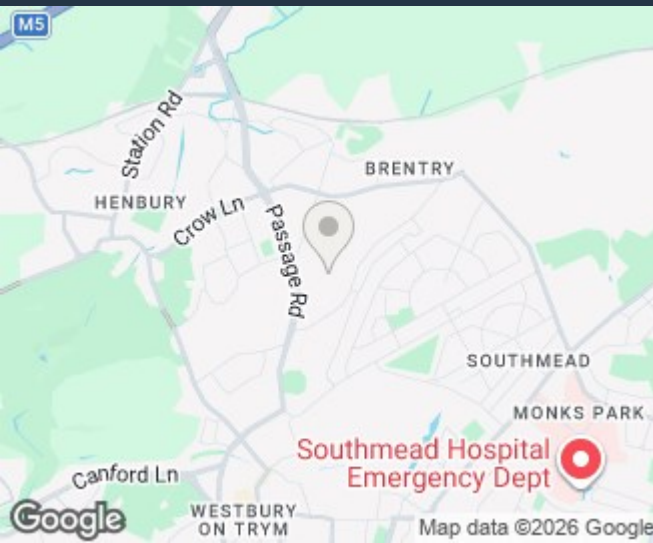
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Approx. Gross Internal Floor Area 2453 sq. ft / 228.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
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These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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