



Tudor Lodge The Close, Henbury, Bristol, BS10 7TF

**GUIDE PRICE £550,000**



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## PROPERTY OVERVIEW

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A distinctive four-bedroom detached home situated in a prime cul-de-sac location near Cribbs Causeway.

This unique four-bedroom detached property offers stylish and spacious accommodation and is just a stone's throw away from the vibrant mix of retail parks, supermarkets, and restaurants at Cribbs Causeway.

Built circa 2017, the home offers well-designed, contemporary living space perfect for families and professionals alike. The property is ideally situated within walking distance of the proposed Cribbs Causeway rail station (estimated opening in 2026) and is just a short drive to Junction 17 of the M5, offering good transport network connections.

The accommodation comprises a striking entrance hall, downstairs cloakroom, generous dual-aspect lounge, and an expansive open-plan kitchen/dining room ideal for entertaining or family life. Upstairs are four well-proportioned bedrooms, including two with en-suite shower rooms. The principal bedroom also features its own dressing room, which could alternatively be used as a home office. A stylish family bathroom completes the upper floor.

### Outside

The property benefits from gardens to three sides, providing outdoor space for relaxation or play. There is also a detached garage and an allocated parking space.

### Location

The Close is an attractive, well-maintained cul-de-sac situated on the border of Henbury and Brentry, just north of Westbury-on-Trym. The street is lined with substantial detached homes, each with generous driveways and gardens, making it a popular location for families and professionals.

This area is ideally placed for those working in Filton, the city centre, or commuting further afield via the nearby M5. Local amenities are plentiful, with easy access to the shops and services of Westbury-on-Trym and the extensive offerings at Cribbs Causeway. Nature lovers will enjoy the proximity to Blaise Castle Estate, with over 650 acres of parkland, as well as Henbury Golf Course. Family-friendly attractions such as AirHop, Bristol Activity Centre, and the Wild Place Project add to the area's appeal.

Families are also drawn to the area for its strong educational options, including Westbury-on-Trym School, Brentry Primary School, and Bristol Free School.

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# KEY DETAILS

- A Modern & Spacious (Approx. 1674 Sq. Ft.) Detached Property
- Four Bedrooms (Including Two With En-Suites)
- Master Suite With Private Dressing Room/Potential Office
- Modern Kitchen/Diner
- Detached Garage

Guide Price: £550,000

Tenure: Freehold

Council Tax Band: E

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: B

Viewing: By appointment only

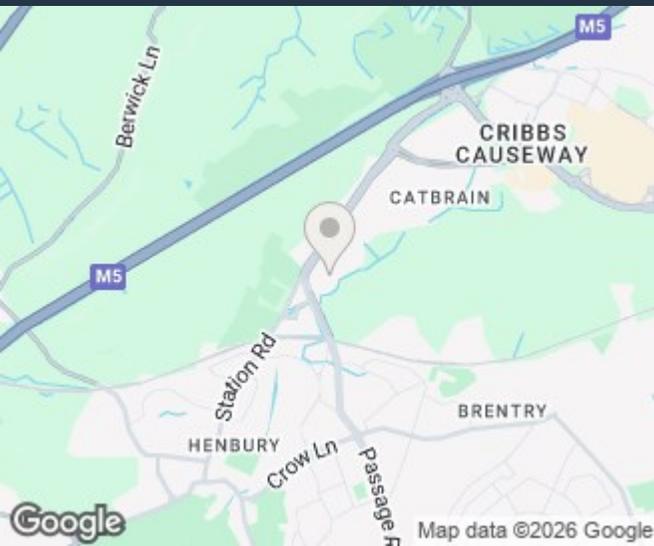


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TOTAL FLOOR AREA: 1674 sq.ft. (155.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Nothing in these particulars shall be deemed to be a statement that 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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