



1 HOLMES GROVE
Henleaze, Bristol, BS9 4ED

 **RUPERT
OLIVER**
property agents

1 Holmes Grove

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A superb three-storey six bedroom family home situated in a highly-sought residential road in the heart of Henleaze. Boasting six bedrooms, with an enclosed private garden,

* BEAUTIFUL DETACHED FAMILY HOME * SPANNING CIRCA 2,300 SQ. FT * SIX BEDROOMS AND THREE BATH / SHOWER ROOMS OFF-STREET PARKING * LARGE KITCHEN / BREAKFAST ROOM * TWO RECEPTION ROOMS * HOME GYM / KIDS PLAYROOM SPACE * ENCLOSED PRIVATE GARDEN * MOMENTS FROM ST. URSULA'S PRIMARY SCHOOL * EPC : D

Situation

Henleaze is a sought-after residential location, boasting a thriving high street running along Henleaze Road, just 0.1 mile from the front door, with an array of independent shops, cafes, bars, restaurants and a cinema. A little further along is a Waitrose Supermarket (0.3 miles) whilst within 0.3 miles are The Downs, some 400 acres of open public space.

Within a radius of several miles are many of Bristol's leading independent schools; including Clifton College and Butcombe Prep, Badminton School for Girls (just 0.3 miles), Bristol Grammar School, Clifton High School and Redmaids to name but a few.

The house sits within the Elmlea Infants' and Junior School and within the Redland Green School APR (area first priority) as well as being ideally positioned for easy access to several leading independent day nurseries. Clifton village is just under 2 miles to the south with its renowned range of independent bars, restaurants and boutique shops; with Whiteladies Road circa a mile away.

For Sale Freehold

1 Holmes Grove is a beautiful detached family house, situated in an enviable location moments from the The Durdham Downs and within striking distance of Henleaze high street.

The house is arranged over three floors, offering an expanse of some circa 2,300 sq. ft of internal accommodation.





The property presents some notable features which include elegant ceiling heights, feature fire places as well as enjoying a great deal of natural light which pours into every room via a number of large doubled glazed windows, doors and cleverly positioned sky lights throughout the property.

Over the ground floor, a tiled entrance lobby gives access through to a wide and impressive hallway with wooden floors. Immediately to the left is a charming sitting room, complete with a large bay window overlooking the front of the property.

Adjacent to the sitting room is a second and larger reception room, this room is hugely versatile and partly open-plan to the kitchen dining area, whilst also providing direct access through to the garden via sliding doors, or through to a side room which would be perfect for a home gym, kids playroom or office.

Situated at the rear of the property is a sizeable triple aspect kitchen and dining room. This space enjoys views and access out to the garden via another door to the side. The kitchen is well-equipped with gas hobs, electric oven, dishwasher, an abundance of worktop surfaces and storage options. The kitchen also offers ample room for a large dining table and chairs.

Upstairs, the house presents six bedrooms – five of which are generous double bedrooms; with a smaller sixth making a perfect children's bedroom or additional home office if required.

The master bedroom is located on the first floor and like much of the house, the room is spacious and light, complete with a fitted en-suite shower room, w.c and plenty of room for fitted wardrobes.

The first floor is also home to a further three double bedrooms, each of which are of generous proportions and enjoy their own unique orientation as well as two family bathrooms which are separate to the bedrooms and accessed via the first floor hallway.

Ascending the stairs once more to the top / third floor are two further double bedrooms.

Outside

The house is approached directly from Holmes Grove via a dropped kerb and paved driveway, offering ample parking for two to three vehicles.

To the rear of the house is an enclosed private garden which can be accessed externally via a side gate and path way or internally from three doors from the kitchen, living room or the side extension.



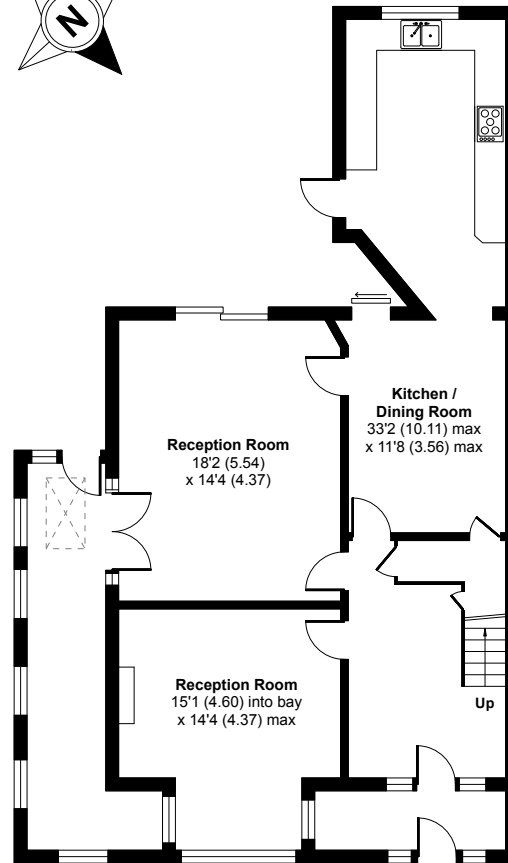
Holmes Grove, Bristol, BS9

Approximate Area = 2307 sq ft / 214.3 sq m

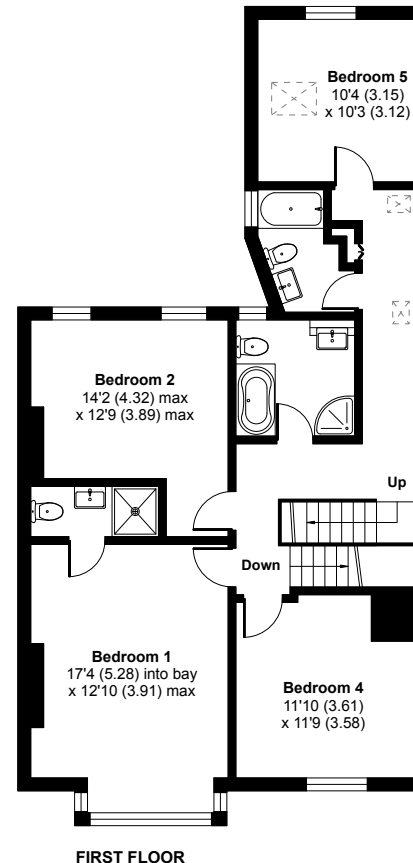
Limited Use Area(s) = 94 sq ft / 8.7 sq m

Total = 2401 sq ft / 223 sq m

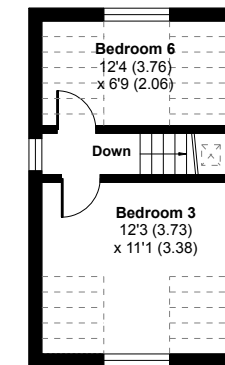
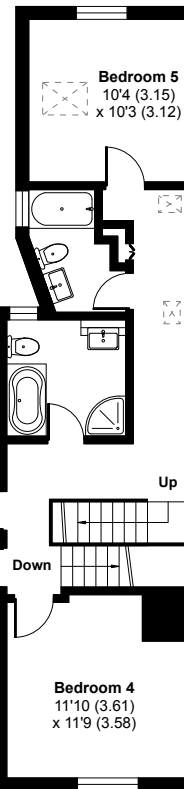
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rupert Oliver Property Agents. REF: 957342



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