

Holmes Grove, Henleaze, Bristol

An exceptional six bedroom family home in a highly popular location, close to Redland Green School.

Location

Holmes Grove is a hugely popular residential road, found in the heart of vibrant Henleaze. Close by is a host of high-quality amenities, including the independent shops, delis and restaurants in Henleaze, which include Little French restaurant and a Waitrose supermarket. It's also worth noting that Holmes Grove sits within priority one of Redland Green school catchment area, with various other state and private primary and secondary schools all close by.

Description

Holmes Grove enjoys accommodation arranged over three floors and is finished to a high standard, with a high degree of natural light and storage. The ground floor accommodation is flexible with several rooms which are perfect to entertain or simply to relax. From a wide and welcoming hallway, the sitting room to the front enjoys a sunny outlook with generous period charm and proportions, complemented further with a feature fireplace.

Central to the property, a large reception family area is fully glazed to one side, creating a warm and welcoming room which flows into the side extension, the dining room and the rear gardens. A bespoke kitchen offers a dual aspect and is complemented by a range of integral appliances and ample fitted storage.

The first floor consists of four bedrooms. To the front is the bay fronted principal bedroom with en suite shower room and guest bedroom, whilst to the rear, there are two further generously portioned guest bedrooms with two tiled family bathrooms.

Extending into the second floor, there are two bedrooms, each with a pleasant outlook, offering further flexibility to this substantial family home.

To the front of the property, there is a purposefully designed area for parking for several vehicles, whilst at the rear, raised decking and level lawn combine with mature shrubbery, creating a wonderfully peaceful and sunny garden.

Property information

Tenure: Freehold

Council Tax Band: G

Local Authority: Bristol City Council



6



3



4



2



EPC
D





Approximate Gross Internal Floor Area = 224 sq m / 2,411 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Ground Floor

First Floor

Second Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2023. Photographs and videos dated June 2023.

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