

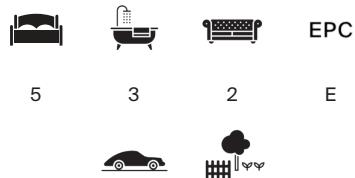


GRANGE COURT ROAD
BS9



GRANGE COURT ROAD HENLEAZE

A handsome, detached, Edwardian home with beautifully designed interiors, landscaped gardens and off-street parking, set in a prime Henleaze address.



Local Authority: Bristol City Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,320,000



THIS DETACHED HOME OFFERS ACCOMMODATION ACROSS THREE FLOORS COMBINING PERIOD CHARACTER WITH A MODERN, FAMILY-FRIENDLY LAYOUT. SET BACK FROM THE ROAD WITH OFF STREET PARKING, THE HOUSE IS BEAUTIFULLY PRESENTED THROUGHOUT.

The reception hall, with exposed wood flooring and statement wallpaper from House of Hackney, leads through to the drawing room. This formal lounge is a bay-fronted space with a newly installed log burner and tiled surround, herringbone flooring and decorative cornicing. The room has been colour-drenched in a soft pink from Lick x Soho House. To the rear is the open-plan kitchen, breakfast and living area - the wooden flooring continues from the hall, with original cornicing, two ceiling roses, dado rails and a marble fireplace with open fire. French doors open onto the sun terrace and garden. The dual-aspect kitchen is fitted with bespoke cabinetry, granite worktops, a central island and a Rangemaster cooker, with parquet flooring.

A separate utility room offers further storage, space for appliances and side access to the garden. Off the hall, a recently renovated cloakroom features marble accents and underfloor heating, alongside a generous storage cupboard beneath the stairs.





On the first floor, the principal suite spans the width of the house. This bright, bay-fronted room with shutters features dark-stained timber flooring, and the recently renovated en suite includes a freestanding Tissino bath and a monsoon walk-in shower. Just off the landing, a walk-in wardrobe provides ample built-in storage.

The guest bedroom is filled with natural light, featuring picture rails, exposed wood flooring, and a large en suite with a freestanding bath and separate shower. A further double bedroom, currently used as a nursery, retains an original decorative fireplace and picture rails.

The top floor provides two additional double bedrooms and a dedicated study, all well served by a family shower room. Bedroom five benefits from generous eaves storage and a large built-in cupboard.



The rear garden is exceptionally private and landscaped into distinct areas. The paved sun terrace is complete with seating beneath a covered, heated pergola while steps lead to a large, level AstroTurf lawn framed by mature borders. An additional paved seating area at the end of the garden is perfect for enjoying the last light of the day. To the front of the house, there is off-street parking and planting that gives the house a set-back, private feel.

The house also benefits from approved planning permission (23/02445/H) for a modern rear extension, designed by Moon Design. The plans propose a flat-roof, single-storey addition to extend the existing open-plan kitchen and living space.

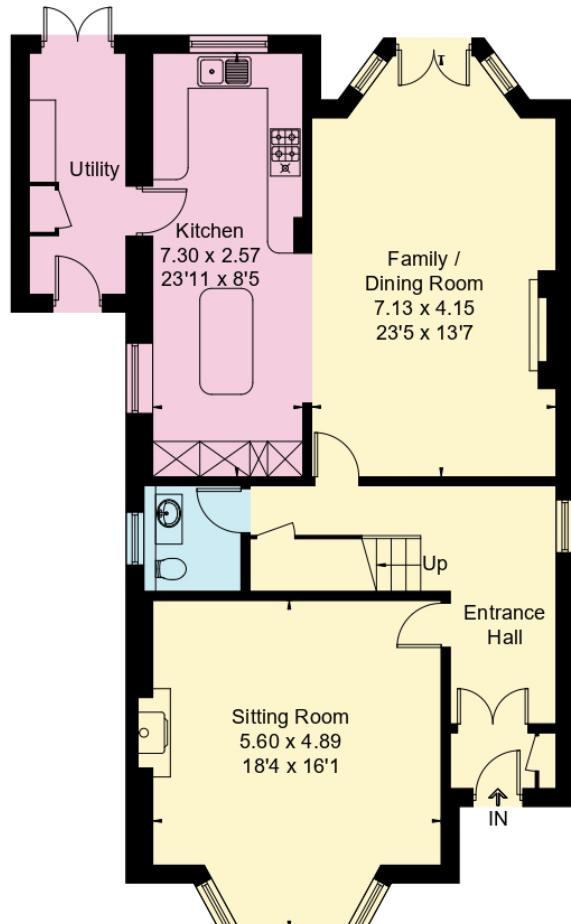




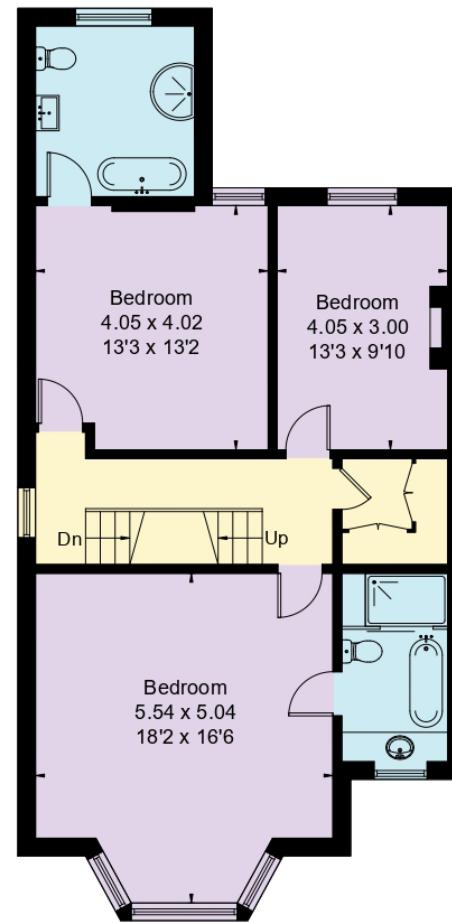


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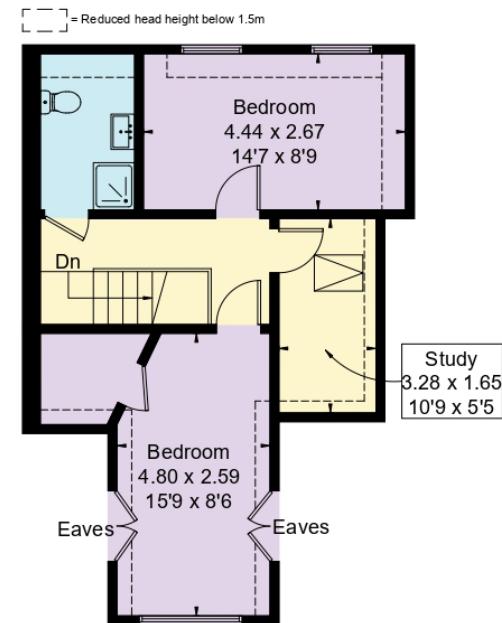
Gross Internal Area (Approx.) = 230.8 sq m / 2484 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

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