

# Radnor Road

Henleaze





A comprehensively renovated and immaculately presented semidetached, period home in the heart of Henleaze with four double bedrooms.

  
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Summary of accommodation

Main House


- Ground Floor: Open plan kitchen and snug | Sitting room | Dining Room | W.C
- First Floor: Principle Bedroom | Further two bedrooms – one ensuite | Family bathroom
- Second Floor: Double bedroom | Eaves storage





Situation

(Distances and times are approximate)

Prime Henleaze location, close to amenities, schools, green spaces and excellent transport links.

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A short walk to Henleaze High Street with cafés, delis, a greengrocer, and independent retailers.
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Close to top-rated local primaries and within easy reach of Redmaids' High and other leading schools.
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Excellent links to the city centre, Clifton and beyond, with nearby bus routes and easy road access.





## The Property

The end of terrace home sits on the corner plot of Radnor Road and Cardigan Road – in the heart of Henleaze. This home has been meticulously renovated to an exceptional quality and standard by the current owners, designed with light and space in mind and ensuring period features are restored or complimented – including a full kitchen extension, bespoke interiors, composite sash windows throughout and a fully landscaped rear garden. The property features the new open plan kitchen, two generous reception rooms, one double bedroom with ensuite, a further three double bedrooms, family bathroom and separate WC.

At the front of the property is striking five window bay, a small lawned area and a path leading to the front door. The entrance vestibule features period tiles which are chequerboard design and the original stained glass above the door, on the side elevation and around the internal door. The heart of the home is a stunning Neptune-designed kitchen, part of a rear extension completed just 2.5 years ago. This beautifully light-filled space features a striking lantern skylight, limestone flooring with underfloor heating and expansive bifold doors opening onto a southeast-facing courtyard patio. There is a large central island with breakfast bar, a pantry cupboard, integrated appliances and a Quooker tap complete with water filter. A side door offers convenient access to Cardigan Road.

The hall is laid with bespoke hardwood flooring, leading to a refined front sitting room framed by a five-pane box bay window overlooking the front garden. Bespoke wall panelling, custom cabinetry, an ornate ceiling rose and a substantial fireplace with modern wood burner add warmth and character. Across the hall is another generous reception room, which is currently used as a dining room, with three sash windows and original fireplace. Clever use of the understairs space includes a stylish W.C, finished with Neptune tiles, and a handcrafted oak wine rack and storage nook. Upstairs, the generous principal bedroom mirrors the front lounge with another five-pane bay window and a feature panelled wall. The second bedroom, facing the southeast, has been converted into a delightful guest suite with a recently added ensuite shower room, complete with Neptune tiles. The third bedroom, currently used as a dressing room, features bespoke fitted cabinetry. A beautifully appointed family bathroom offers both bath and walk-in monsoon shower, finished with large-format tiles and benefiting from dual aspect windows.

The top floor opens to an impressive fourth bedroom nestled in the pitched roofline, with substantial eaves storage and a large walk-in cupboard - there is current planning permission to add two dormer windows on this top floor creating a further double bedroom and shower room.





## Outside

The rear garden has been landscaped and is framed with Egyptian limestone – with seating built along the rear wall and an impressive water feature. There is a screen of pleached trees which run parallel to Cardigan Road, offering further privacy. There is a side access through a secure and coded gate and a cleverly designed separate bin store at the rear.

## Location

Set on a peaceful, tree-lined street in the heart of Henleaze, this property enjoys a prime position within one of Bristol's most desirable neighbourhoods. It's just a short stroll from a range of independent shops, cafés, and local amenities, while highly regarded schools are also nearby. The open green spaces of Clifton Downs and nearby parks offer plenty of outdoor leisure opportunities and with excellent transport links to Clifton, the city centre, and beyond, the location combines convenience with a strong sense of community.

## Property Information

**Tenure:** Freehold

**Local Authority:** Bristol City Council

**Council Tax:** Band F

**EPC:** F

**Guide Price:** £995,000

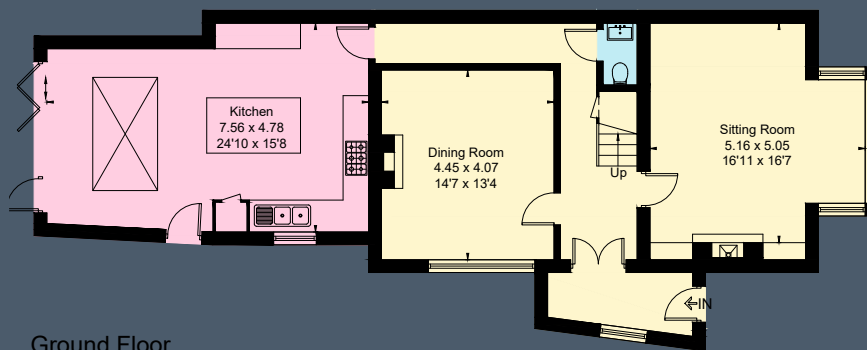
**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



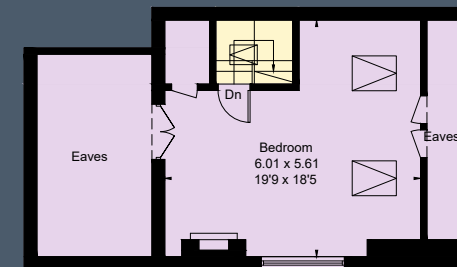
## Approximate Gross Internal Floor Area

236.5 sq.m / 2546 sq.ft

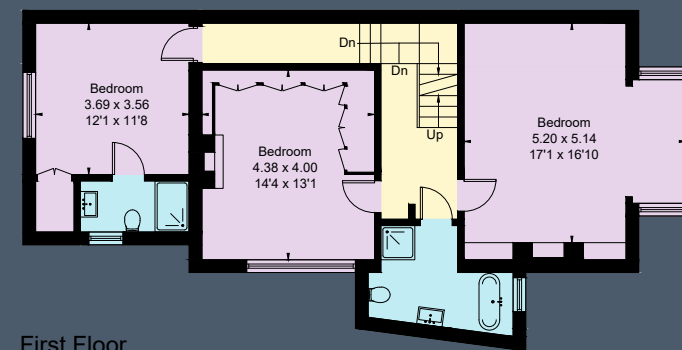
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



Second Floor



First Floor

Bristol

1 The Mall

Clifton

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I would be delighted to tell you more

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**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.

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