



35 GRANGE COURT ROAD,
HENLEAZE, BS9 4DR

GOODMAN
& LILLEY







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HENLEAZE BS9 4DR

GUIDE PRICE

£1,150,000

A distinguished 1920s Voke-built detached residence in an exceptional Henleaze setting
Four Double Bedrooms | 80ft Garden | 2,079 sq ft with significant expansion potential | Prime BS9.

Goodman & Lilley Henleaze are delighted to present this substantial and beautifully positioned Voke-built home, located on one of Henleaze's most sought-after and peaceful residential roads. This handsome detached property dates from the 1920's, a period renowned locally for quality craftsmanship, generous plots and elegant proportions.

Occupying a broad frontage with extensive parking and a superb 24.38m (80ft) rear garden, the house offers over 2,000 sq ft of internal space with the exceptionally rare advantage of the entire footprint being arranged across just two floors. The result is a remarkably practical and balanced layout, with potential to extend or even reconfigure internally, subject to the necessary consents.

Summary

35 Grange Court Road represents a rare opportunity to acquire a handsome, substantial and beautifully positioned Voke-built family home in one of BS9's most sought-after locations. With generous proportions, excellent natural light, an impressive 80ft garden, plentiful parking and significant untapped potential, this is a home that will appeal strongly to those seeking both immediate comfort and long-term opportunity. Early viewing is highly recommended.

Location

Grange Court Road is a premier Henleaze address, prized for its leafy character, peaceful surroundings and excellent access to local amenities. From the property it is a wonderfully level five-minute walk to both the open green expanse of Durdham Downs and the vibrant Henleaze Road, home to an array of well-regarded independent shops and services. These include a traditional greengrocer, deli, butcher, opticians, Boots Pharmacy, and selection of independent cafés.

Further afield, but still within easy reach, are Waitrose, the Orpheus independent cinema, Henleaze Medical Practice, the Westbury Park Tavern, and the Eastfield Inn.

The area is highly regarded for its excellent educational provision. The property is within walking distance of St Ursula's E-ACT Academy, Elmlea Infant and Junior Schools, and Redmaids' Junior School, and lies within the Bristol Free School Admissions Priority Area for secondary

education. Independent schools including Redmaids' High School and Badminton School are also easily reached on foot. The wider selection of Bristol's renowned independent schools: QEH, Bristol Grammar School, Clifton High School, and Clifton College are accessible via short public transport routes.

For commuters, the property offers superb access to Bristol and beyond, with Bristol Parkway just a short drive away, offering fast and frequent services to London and major destinations nationwide.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

The ground floor offers a superb blend of open-plan space and separate reception areas, ideal for modern lifestyles while still retaining traditional flexibility

- The welcoming entrance hallway sets the tone with tiled flooring, impressive glass balustrade staircase, contributing a clean, contemporary feel to the home's traditional architecture.

- At the rear, the extended open-plan sitting and dining room 7.95m x 4.04m (26ft 1 x 13ft 3) opens directly onto the patio via the French doors. Its generous proportions create a wonderful, sociable environment for both everyday living and large-scale entertaining. With its garden-facing orientation, this room enjoys lovely natural light and a tranquil, leafy outlook.

- The kitchen, replaced within the last five years, provides ample workspace and storage, along with

room for a breakfast table. French doors open directly onto the rear garden, allowing seamless indoor-outdoor living and making this a naturally inviting space for morning coffee, family meals or informal gatherings.

- To the front is the family room/second reception 4.80m x 4.06m (15ft 9 x 13ft 4) a versatile space ideal for a children's lounge, playroom, music room, study or home office. Its position and proportions make it adaptable to a wide range of uses.

- A well-appointed ground-floor shower/cloakroom adds valuable practicality, ideal for guests, busy households or those returning from the Downs after a walk or run.

Heating is provided throughout by a modern German electric system. Gas is connected to the property and currently capped in the garage, allowing future reinstatement if preferred.

First Floor

- The first floor offers four well-proportioned double bedrooms, each bright and appealing, but the clear showpiece is the extraordinary size of the principal bedroom suite, measuring a remarkable 7.02m x 4.61m (23ft x 15ft 2). Flooded with natural light and enjoying a tranquil outlook across the rear garden, this room feels generous even by BS9 standards. Crucially, its size provides an exceptional opportunity to create a luxurious ensuite bathroom and a substantial dressing area, transforming it into a boutique-style primary suite.

- A modern, well-presented family bathroom serves the additional bedrooms and includes a

shower-over-bath and contemporary fittings. An additional modern separate WC with washbasin on this floor ensures excellent comfort and convenience for family living.

Outside

The outside space enhances the property significantly. The 80ft rear garden is both generous and beautifully established, presenting a wonderful combination of mature planting, privacy and lawned areas. It offers scope for landscaping, home growing, children's activities, or simply enjoying the quiet setting. Its scale also supports the potential to extend if future owners wish to enlarge the house.

To the front, the property benefits from extensive off-street parking for several cars, along with access to the large garage (5.18m x 3.25m), which provides excellent storage and workshop possibilities.

Distances

Mileages (Distances approximate)

Bristol City Centre = 3 miles

M5, Junction 17 = 3.2 miles

Bristol Temple Meads = 4 miles

Bristol Parkway = 4.3 miles

Bristol Airport = 10.1 miles

Further Information

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: G

Services: Mains Gas (to the property but capped in the garage), Electric, Water and Drainage



- Distinguished 1920s Voke-built detached residence
- Superb ground-floor living spaces featuring an extended open-plan living/dining room
- Impressive 2,079 sq ft of accommodation
- Premier BS9 location, a level stroll to Durdham Downs and Henleaze Road
- Four double bedrooms
- Beautifully established 80ft rear garden, extensive driveway parking and a large garage





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Ground Floor

Approx. 98.0 sq. metres (1054.9 sq. feet)



First Floor

Approx. 95.2 sq. metres (1024.7 sq. feet)



Total area: approx. 193.2 sq. metres (2079.5 sq. feet)

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