

53 Westbury Road, Henleaze, BS9 3AU

Goodman & Lilley













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Henleaze BS9 3AU

Guide Price £1,150,000

An exceptional six bedroom period residence set just off of Durdham Downs a gorgeous green escape on the edge of Bristol and a short walk from Westbury Park and Henleaze which offer a charming, village-like ambience, with an excellent selection of independent boutiques, cafés, restaurants, and highly regarded schools.

In essence, this is an exceptional residence of rare quality, set within one of Bristol's most desirable located. Early viewing is highly recommended.







Location
Henleaze is superbly connected, the property offers convenient access to Bristol city centre, with excellent transport links including Bristol Temple Meads station and major road connections via the A4018 to the M4, M5, and Bristol Airport.

Excellent local independent and state schools such as Redmaids', Badminton, Henleaze, Elmlea, St Ursula's and Redland Green secondary school are all also in close proximity.

Clifton Village, renowned for its Georgian splendour and vibrant lifestyle, lies just moments away, while Whiteladies Road provides an array of further amenities and leisure options.

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

Ground Floor
Arranged over multiple floors, the property showcases an impressive sense of scale, with beautifully proportioned interiors designed for both sophisticated family living and stylish entertaining. A wealth of original architectural detail has been preserved — from high ceilings, picture rails and cornicing to grand sash windows — all thoughtfully complemented by high-specification finishes and contemporary enhancements.

The principal living spaces unfold into a series of elegant reception rooms, each exuding charm and versatility. At the heart of the home lies a bespoke kitchen, appointed with integrated appliances and cabinetry, perfectly suited to everyday living. The kitchen opens directly into the generous dining room that in turn opens out to the rear garden making a wonderful space for a family to enjoy. A separate utility room and downstairs cloakroom ensures seamless practicality, while a dedicated home office provides a private retreat for work or relaxation. There is also discreet under-stairs storage.

Upper Floors
Upstairs, six beautifully appointed bedrooms offer exceptional flexibility, whether for family life, guest accommodation, or creative pursuits. Generous storage solutions are integrated throughout, including bespoke fitted wardrobes, and a useful loft space. The upper floor accommodation are serviced by a modern shower room and a generous bathroom. There are two addition rooms currently used for storage on the top floor.

Outside

Gardens
To the rear, a professionally landscaped, good sized, walled private garden provides a serene sanctuary with patio and lawn — ideal for al fresco dining, entertaining, or quiet enjoyment.

Garage
The property is further enhanced by off-street parking and a private detached garage to the rear.

This remarkable semi-detached period residence offers a rare opportunity to acquire a home of enduring elegance and generous space.

- Grand six-bedroom period residence set in one of Bristol's most prestigious locations
- Beautifully landscaped private garden
- Elegant interiors with original features
- Private garage and off-street parking,
- Multiple reception rooms and a bespoke kitchen
- Prime location adjacent to Durdham Down, with easy access to Clifton Village, top schools, and transport links















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Total area: approx. 289.7 sq. metres (3118.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

HENLEAZE
156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk
0117 213 0777

PORTISHEAD
36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk
01275 430 440

SHIREHAMPTON
9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk
0117 213 0333

LETTINGS
lettings@goodmanlilley.co.uk
01275 299 010
0117 213 0101

LAND & NEW HOMES
156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk
0117 213 0151



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