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60 HILL VIEW

HENLEAZE, BRISTOL, BS9 4PX

£950,000

A beautifully presented five-bedroom, two-reception room semi-detached family home, this home was constructed by the renowned 1930s 'Voke' family; celebrated in the area for their quality of build, character, and detail. The property features driveway parking, annexe, and a well-maintained rear garden.

Great care has been taken to retain the original character of the property, with the 1930s features largely intact or replaced with modern fittings befitting the house style.

### Approach

Boasting a particularly attractive Voke-designed façade with mock Tudor and decorative brick work and corbels and an oriel window, to the front of the property there is off-street parking. Bordered by low-level shrubbery and a dwarf wall to the front.

### Ground Floor

Glazed double doors open to the vestibule, which features an original front door, an attractive leaded side window, and a tessellated floor.

Leading from here, the hallway is notable for the wealth of original detailing retained, including beautiful panelling to the walls, the staircase, architrave, ceiling beams, and an encased stained glass window. The hallway also includes an understairs WC with a hand wash basin, understairs storage, and a separate storage cupboard.

The sitting room occupies the front of the property, benefits from a westerly-facing aspect, and features a wide bay window. Fitted cupboards and shelving in the recess, along with picture rails, complete the room.

The second reception room has been remodelled by the current owners to create a stunning open-plan kitchen/lounge diner, which serves as the centrepiece of the house and an excellent family hub. This bright space features bi-fold doors to the garden, good quality oak flooring, and neutral décor complemented by a feature exposed chimney breast with built-in shelving. The kitchen area is fitted with a range of matching base and wall-mounted units, solid wood worktops, and integrated appliances, including a 6-burner gas hob, microwave, oven, and dishwasher.

### First Floor

The first floor is accessed via a wide and light-filled landing, which features an attractive leaded stained glass uPVC window and a storage cupboard.

The master bedroom is a comfortable double located to the front, featuring a bay window that offers elevated views. This room also benefits from high quality in-built wardrobes along the far wall and picture rails.

Bedroom 2 is a well-sized double with a pleasant rear-facing view of the garden, along with an in-built wardrobe, picture rails, and uPVC windows.

Bedroom 3, sat adjacent to the master, is an ideal cot room, study, or guest room. It features in-built storage and an attractive oriel window, which, like the master, offers desirable south-westerly facing views of the locality.

Completing the floor, the main bathroom is meticulously finished, featuring a three-piece suite comprising a bath with a shower-over, a WC, and a basin with a vanity cupboard.



**Second Floor**

The second floor features a loft conversion commissioned by the owners in 2020, now comprising two double bedrooms and a shower room. Both bedrooms, accessed from a light-filled landing with a pitched ceiling, are doubles that feature built-in wardrobes and substantial eaves storage. The shower room is beautifully finished and boasts a three-piece suite—a WC, basin, and walk-in shower enclosure—complemented by tasteful, contemporary pastel pink tiling.

Additionally, the property retains fully boarded storage above the loft rooms despite being converted.

**Rear Garden**

The rear garden has been fully relandscaped by the current owners, creating a stunning and functional space. A patio, immediately accessible from the kitchen/diner via bi-folding doors, features attractive paving and raised flower beds. This area is large enough to comfortably accommodate a seating area and BBQ, making it a fabulous entertaining space.

Two shallow steps lead to the main, reasonably level lawn, which hosts gorgeous mature trees and shrubs. The elevated position ensures the garden benefits from sunlight throughout the day.

The rear of the garden offers a second patio, ideal for late evening dining, and a dedicated portion set aside for children's play equipment, reinforcing its value as a superb family home.

Finally, a side access gate leads from the garden through to the driveway and the front of the property.

**Annexe**

Totally remodelled by the proprietors, the annexe is flexible in its use. Featuring a kitchenette and a utility room, this would be an ideal guest stay, or indeed as the current owners have it, as a home working space given it has power, water, gas and internet supply. The decision to clad the annexe ensures it seamlessly fits into the garden.

**Vendor's Comments**

"This has been our second property in the area, the previous being around the corner on Wellington Hill West. We have had 3 of our 4 girls since living in the property, and have turned the house into a lovely family home which suits our lifestyles and work commitments. Henleaze is a fantastic area, and we are lucky to be within walking distance of the school, countless parks, the High St, and the Downs among many other things.

We have debated moving out of the area but want to stay for all of the reasons above, and if a particular property had not come to market we would quite happily stay in the house. We hope a family are able to come in and enjoy the house and area as much as we have!"

**Location**

Henleaze is a suburban gem with good quality housing largely developed in the 1930s, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Horfield Common, and of course the Downs - offering residents a wealth of picturesque walks.

The bustling Henleaze Road high street boasts a wide range of independent shops, cafes, butchers and greengrocers, with Waitrose and the cinema sat on Northumbria Drive. North View, located at the end of Northumbria Drive is home to highly regarded Little French and Prego restaurants.

The neighbourhood's reputation for excellent local schools makes it particularly appealing for families. With good connectivity to Bristol's city centre, Henleaze offers a blend of residential charm and superb convenience.

**Schools**

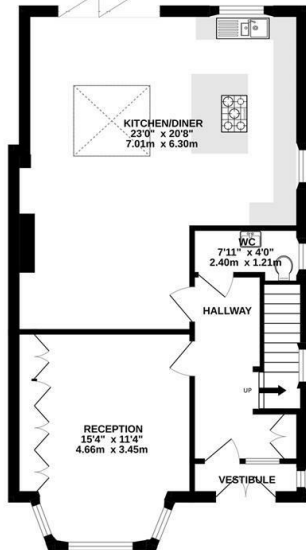
- Henleaze Junior School - Distance: 0.39 miles
- Redmaids' High School - Distance: 0.43 miles
- Horfield Church of England Primary School - Distance: 0.49 miles
- Badminton School - Distance: 0.69 miles
- St Bonaventure's Catholic Primary School - Distance: 0.81 miles
- Bristol Free School - Distance: 0.9 miles
- Redland Green School - Distance: 1.16 miles



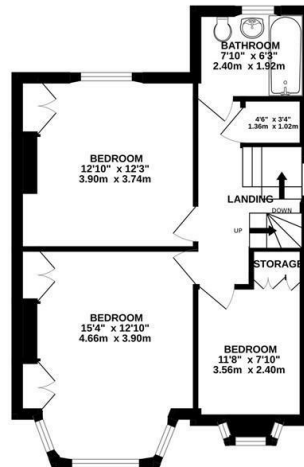
ANNEXE  
184 sq.ft. (16.9 sq.m.) approx.



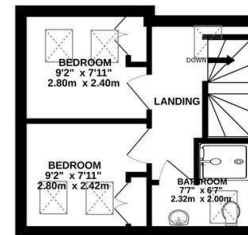
GROUND FLOOR  
724 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
560 sq.ft. (51.4 sq.m.) approx.



2ND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1800 sq.ft. (167.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- A fine and substantial family home built by the renowned Voke family
- Offering five well-proportioned bedrooms in the main residence
- Extensively refurbished and extended by the current owners, combining period detailing with high quality modern fixtures and fittings
- Offered to the market in superb condition
- Stunning, landscaped rear garden
- Off-street parking to the front
- A prime location just 400 metres from Henleaze Junior School
- Detached annexe ideal for home-working space and guests
- Two bathrooms, and a WC to the ground floor
- An elevated position offering far-reaching views of the locality

**Guide Price:** £950,000

**Tenure:** Freehold

**Council Tax Band:** E

**EPC Rating:** E

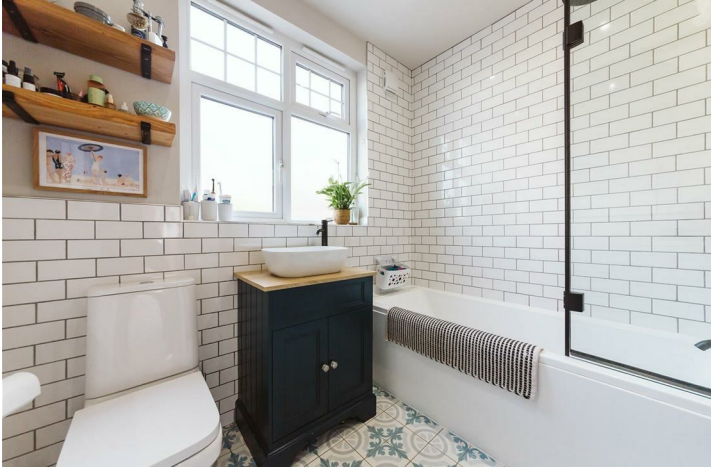
**Local Authority:** Bristol City Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change.

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