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GRANGE PARK HOUSE, 10 GRANGE PARK

HENLEAZE, BRISTOL, BS9 4BP

£2,050,000



Grange Park House is a five-bedroom, three reception room family home retaining an abundance of period charm and offering immense scope to modernise and extend. Occupying a larger-than-average plot (over 0.5 acres) with a mature garden, this imposing property further benefits from a generous driveway and integral garage. Coming to the market for the first time in 50 years, this fabulous property located on one of Bristol's finest tree-lined roads is offered with no onward chain.

## Approach

A private gated entrance gives way to a sweeping driveway offering off-street parking for multiple vehicles, providing a stunning approach to the property. There is an additional gateway to the front of the property from which a pathway leading to the house is found.

The front garden has been lovingly cared for over many years by the family, featuring a lawned areas bordered by pretty shrubs and mature trees. A hedge row fronting the garden ensures privacy.

The mock-Tudor façade of the property is typical of the Voke design Grange Park is known for, and this can be found across the front elevation of what is an attractive residence.

An integral garage and gated side access complete the approach.

## Ground Floor

The entrance hall is befitting of the property; a grand room benefitting from plentiful natural light due to its dual aspect nature, and retaining a wealth of attractive original features including the doorway, parquet flooring, oak ceiling beams, staircase and leaded windows. The hallway in turn provides access to each of the principal rooms, as well as offering substantial under-stairs storage.

Three reception rooms can be found to the ground floor. The front reception is dual-aspect lounge with leaded windows providing an attractive outlook onto the front garden, with an original picture rail retained.

The second reception room - used primarily as a sitting room - is yet more impressive; offering very generous proportions that are accentuated by windows on three aspects, flooding the room with a mass of natural light. As with the hallway, the original parquet and oak ceiling beams are retained. The view of the rear garden is particularly notable, with a sun room having been commissioned by the family to enjoy the view accessible through double doors.

The dining room is sensibly positioned adjacent to the kitchen, and is fitted with laminate flooring that runs through both rooms. The kitchen, whilst in need of updating, is well-sized and serviceable, and in turn provides access to two utility cupboards. Completing the ground floor is a WC.

## First Floor

The first floor comprises five bedrooms, the main bathroom, a WC and a storage cupboard; all of which are accessed from the landing.

The landing is notable due to its size, benefitting from a mass of natural light through an original leaded window that illuminates the space.

The bay-windowed master bedroom occupies a position to the front elevation of the property, benefitting from a dual aspect ensuring natural light floods the spaces through much of the day. The original doorway, picture rails and ceiling beams are in place. UPVC windows with sympathetic leaded glazing are fitted to the front and side elevations.

Bedroom two is located to the rear, and offers a stunning view of the garden to rear. This is a particularly generous bedroom, allowing the owners to fit a shower, WC and basin and well as in-built storage. As is a feature throughout much of the house, the dual aspect nature of the room ensures plentiful natural light throughout the day.

Bedrooms three and four are also double bedrooms, both fitted with uPVC windows, and bedroom five is a single room that would make for an ideal study.

The bathroom is fitted with a three piece suite including bath, basin and shower enclosure and sits adjacent to a storage cupboard and first floor WC.





### Rear Garden

Grange Park House boasts what is a tremendous, mature garden offering incredible scope to yet further enhance building on what is in place. Comprising a vast array of gorgeous shrubs and trees, meticulously arranged to provide a beautiful vista from a variety of positions in the garden.

Accessed immediately from both the kitchen and sun room is a patio, complete with small shrubs and housing a garden shed. Beyond here is the main lawn, bordered on both sides by trees and shrubbery - providing real privacy whilst remaining sun-filled.

To the far left hand corner is a portion of garden that has been referred to by the family as The Orchard, and features a range of fruit trees. A spinney is located to the far right hand corner, and both these areas offer a feeling of seclusion set away from the main lawn.

### Vendor's Comments

"Our family have thrived living in this beautiful home for the past 50 years. It has been the centre of our family life and has witnessed many special occasions and celebrations.

Nestled in the heart of Henleaze this house provides sanctuary and calm in the midst of this chaotic world. Entering the beautifully nurtured garden, it is hard to believe how close it is to the centre of Bristol.

Once used for the local Village Fete, the garden is a spectacle of colour and wildlife displayed throughout the changing seasons.

There is a wonderful sense of community in the local neighbourhood and Grange Park in particular boasts a very supportive and welcoming atmosphere."

### Location

Henleaze is a suburban gem with good quality housing largely developed 1920's a, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Henleaze Common, and of course the Downs - offering residents a wealth of picturesque walks.

The bustling high street boasts a wide range of independent shops, cafes, butchers and greengrocers, with Waitrose and the cinema sat on Northumbria Drive.

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

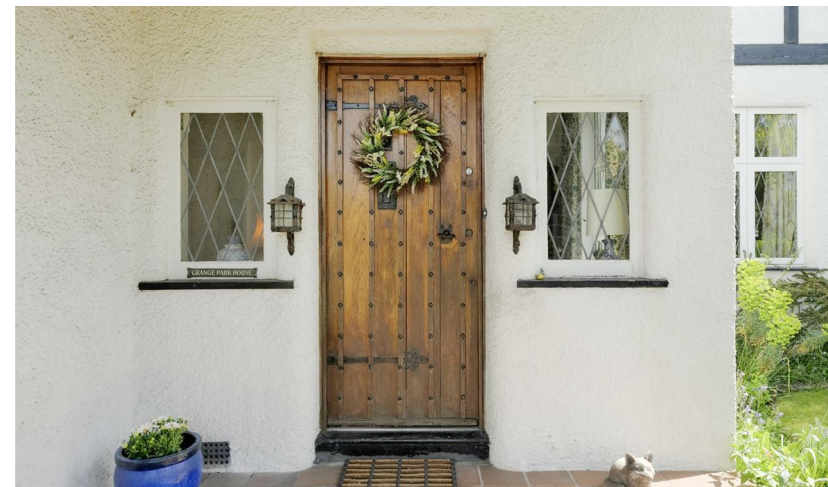
Redmaids' High School - Distance: 0.18 miles

Badminton School - Distance: 0.4 miles

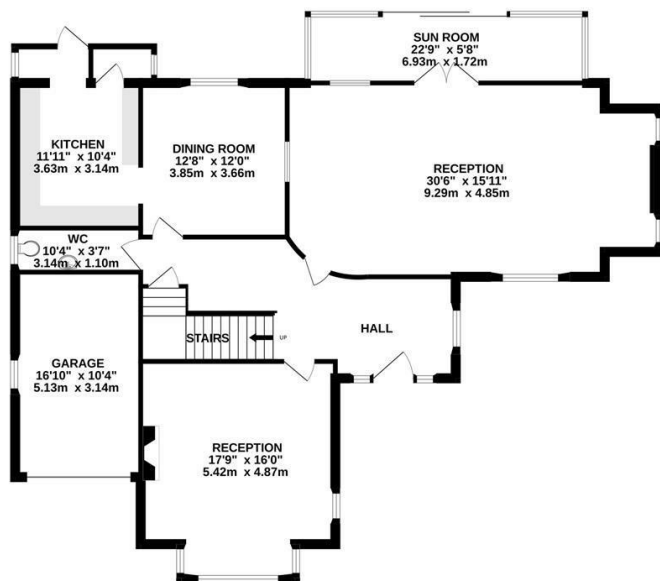
Henleaze Junior School - Distance: 0.42 miles

Redland Green School - Distance: 1.13 miles

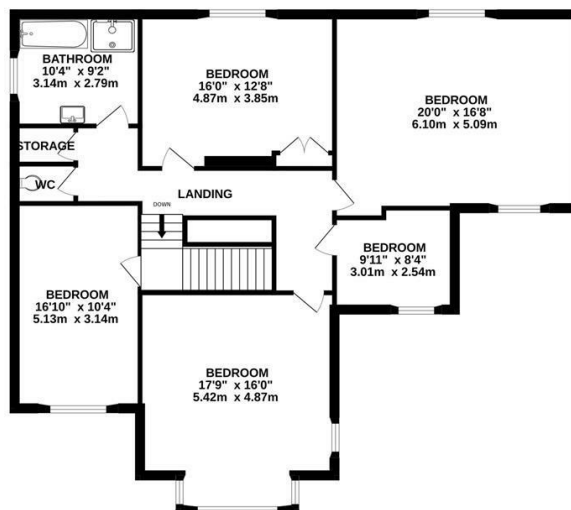
Clifton College - Distance: 1.92 miles



**GROUND FLOOR**  
1605 sq.ft. (149.1 sq.m.) approx.



**1ST FLOOR**  
1360 sq.ft. (126.3 sq.m.) approx.



**TOTAL FLOOR AREA : 2964 sq.ft. (275.4 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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- An imposing Voke-designed 1930s residence located on perhaps Bristol's finest tree-lined road
- Offering immense scope to modernise and substantially extend
- Sweeping driveway offering off-street parking for multiple vehicles and integral garage
- Set on a 0.5 acres plot with substantial garden and orchard
- Three reception rooms retaining attractive original detailing, including dual aspect second reception
- Boasting a light and bright entrance hallway with period panelling and parquet flooring in place
- Five bedrooms comprising four doubles, and one single
- A much-loved family home offered to the market for the first time in 50 years

**Guide Price:** £2,050,000

**Tenure:** Freehold

**Council Tax Band:** H

**EPC Rating:** F

**Local Authority:**

**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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