



5 DORSET VILLAS,  
HENLEAZE, BS9 4BJ

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GOODMAN  
& LILLEY







# 5 DORSET VILLAS

## HENLEAZE BS9 4BJ

GUIDE PRICE  
£650,000

This elegant Bath stone-fronted residence is a distinguished three-bedroom family home of exceptional charm and character, set within a historic terrace dating back to circa 1850. Tucked discreetly away just off Henleaze Road, the property enjoys a wonderfully private and peaceful setting, complemented by an attractive front garden.

Early viewing is highly recommended to fully appreciate the lifestyle and character this exceptional property affords.

### Accommodation

Please see the floor plan for room measurements and the property layout.

### Approach

Approached via an impressive west-facing front garden extending to approximately 40 feet, the home immediately conveys a sense of tranquillity and exclusivity. Screened for privacy, the garden provides an idyllic approach to the recessed period entrance, which opens into a welcoming hallway with staircase rising to the first floor.

### Ground Floor

To the front of the property, an elegant sitting room is bathed in natural light from a beautiful bay window overlooking the front garden. A fireplace creates an inviting focal point. The space flows seamlessly into a second reception room, ideal as a family room or informal entertaining area, featuring a sash window looking out to the rear courtyard.

To the rear, the property opens into a delightful kitchen / dining room overlooking the courtyard garden. Well appointed, the kitchen is fully fitted with modern units and appliances and offers ample space for and dining table. Three windows provide good light and a door offers access out to a rear courtyard garden and beyond.

### First Floor

Upstairs, the accommodation continues to impress with three generously proportioned bedrooms.

The principal bedroom spans the full width of the front elevation and enjoys an attractive bay window, creating a wonderfully light and spacious retreat. Two further bedrooms provide comfortable accommodation for family, guests, or home working.

A well fitted modern family bathroom with shower is complemented by a separate WC.

### Outside

The property is approached through a wooden front gate opening to a delightful private and well-established front garden benefitting from a westerly aspect. To the rear there is a further courtyard garden providing access to a communal rear lane giving access across the rear of the terrace leading to a shared drying area beyond.

### Location

Superb location within a short level stroll of the shops, cafes and bus connections of Henleaze Road, whilst also being within easy reach of Durdham Downs and Westbury-on-Trym village

Combining period elegance and generous living space, this is a rare opportunity to acquire a truly special family home in one of Henleaze's most sought-after hidden enclaves.



- Elegant period family home forming part of a highly desirable terrace just off Henleaze Road
- Beautifully proportioned reception rooms
- Well appointed 20ft kitchen/dining room
- Three generous bedrooms
- Peaceful tucked-away setting with a private west-facing front garden
- Call today to view



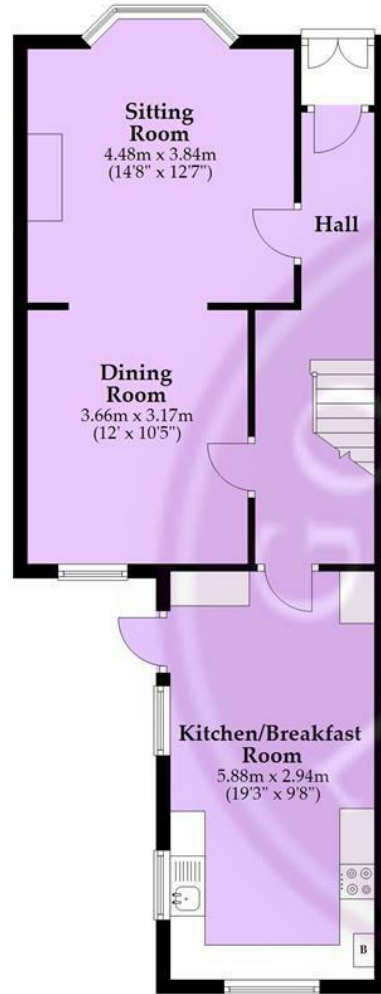


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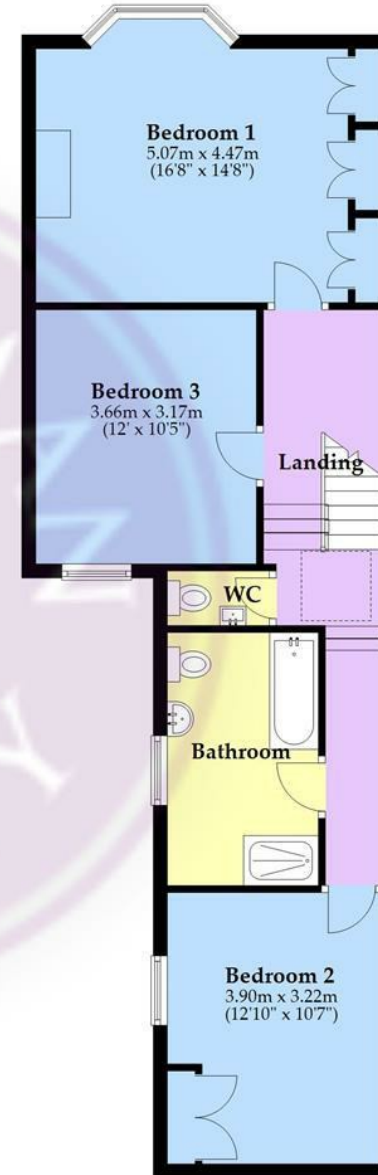
### Ground Floor

Approx. 54.8 sq. metres (589.8 sq. feet)



### First Floor

Approx. 64.0 sq. metres (688.7 sq. feet)



Total area: approx. 118.8 sq. metres (1278.5 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.

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