



9 Westbury Road, Henleaze

Guide Price Range £1,500,000 - £1,600,000

RICHARD
HARDING



9 Westbury Road, Henleaze, Bristol, BS9 3AY

RICHARD
HARDING

A substantial and completely refurbished, 7 double bedroom, 3 bath/shower room, semi-detached late Victorian period family home directly fronting the Downs, of circa 3,700 sq. ft., having 3 reception rooms, well-appointed 30ft kitchen/breakfast room, landscaped gardens including Hot Tub, large single garage and home gym.

Key Features

- Highly sought after location fronting the Downs and within a short level stroll of the shops, cafes and amenities of Henleaze High Street, also within 700 metres of Elmlea Junior/Infant School, St Ursula's Primary School, as well as being on the doorstep of independent schools such as Redmaids and Badminton.
- A fine period residence (dating from 1897) situated along the tree lined section of Westbury Road. The property has plenty of original features such as high ceilings, period fireplaces and ornate moulded plasterwork. These blend seamlessly with some well-considered high quality modern improvements such as a shaker style kitchen with integrated appliances and quartz worktops, plus three luxurious and well-appointed bath/shower rooms.
- During our vendor clients ownership, the property has been updated with precision and immense care with to name but a few: a new roof installed in 2025 (with 25-year guarantee); kitchen and utility fully remodelled to create single space with triple glazed patio doors; complete re-wiring and installation of new circuit board; revision of family bathroom with dual shower and spa bath installed; woodburning stove installed in cinema room; two replacement lantern lights with premium double glazed units; replacement carpets; high speed Wi-Fi professionally installed throughout the house; original garage block renovated with new joists and roof, all walls tanked and insulated, stud partition wall to create large single garage and separate gym space with remote electronically operated up and over door and new spur for EV charger point; six person urban cedar Hot Tub installed with steps, lid and bespoke trellis enclosure; and outdoor dog shower installed in back garden with tiled area and hot and cold water.
- **Ground Floor:** entrance vestibule, entrance hall, rear hall, separate wc, reception hall, drawing room, dining room, cinema room, kitchen/breakfast room, pantry.
- **First Floor:** Split level landing, 3 double bedrooms (one with en-suite shower room), inner hall, family bath/shower room, laundry room.
- **Second Floor:** landing, 4 further double bedrooms, additional bath/shower room.
- **Outside:** both the front and rear garden have been thoughtfully laid out with an array of flowering plants, mature shrubs and established climbing plants easy to provide lovely Spring/Summer colour. Low maintenance front garden with raised beds suitable for vegetables or cut flowers. The rear garden has sitting out area, section of lawn, garden store, discreetly located Hot Tub, home gym and large single garage. Both the front and rear gardens benefit from dual zone irrigation with programmable water schedule, allowing planting and vegetables to thrive during our increasingly hot summers.
- Properties of this nature and size are seldom available and we would wholeheartedly recommend an early viewing to avoid disappointment.





GROUND FLOOR

APPROACH: from the pavement, impressive gate pillars with wrought iron gate giving access to a pathway running alongside the front garden and house to the main entrance. Solid wood panelled front door with brass door furniture, lantern light and stained glass fanlight, opening to:-

ENTRANCE VESTIBULE: tessellated tiled flooring, tall moulded skirtings, ceiling light point, part glazed wood panelled door with overlight opens to:-

ENTRANCE HALL: a continuation of the tessellated tiled flooring, tall moulded skirtings, two wall light points, large lantern light. Part stained glass leaded light wood panelled door with matching side panels and overlight opening to the reception hall. Part stained glass leaded light wood panelled with moulded architraves, opening to:-

CLOAKROOM: tessellated tiled flooring, tall moulded skirtings, wall mounted coat hooks, wall light point, Velux window. Panelled door with moulded architraves, opening to:-

SEPARATE WC: low level dual flush wc, wall mounted wash hand basin with mixer tap and cabinet below, tiled flooring, tiled walls to dado rail, wall light point, Velux window.

RECEPTION HALL: a most welcoming and spacious introduction, having an elegant and wide staircase ascending to the first floor with mahogany handrail and ornately carved spindles. Engineered oak flooring, tall moulded skirtings, ornate moulded cornicing, ornate ceiling rose with light point, concealed radiator. Traditional Welsh dresser with cupboards, drawers and shelving. Inset ceiling downlights. Useful understairs storage cupboard with wall light point. Panelled doors with moulded architraves, opening to:-

DRAWING ROOM: (21'2" x 14'3") (6.45m x 4.35m) a gracious principal reception room, having wide bay window overlooking the Downs and comprising three double glazed sash windows with panelled reveals. Central period fireplace with coal effect gas fire, cast iron surround, slate hearth and an ornately carved mantelpiece. Recesses to either side of the chimney breast, engineered oak flooring, two radiators, picture rail, ornate moulded cornicing, ceiling light point.

DINING ROOM: (16'0" x 14'7") (4.88m x 4.44m) double glazed double doors with overlight overlooking and opening externally to the rear garden. Central period fireplace with coal effect gas fire, cast iron surround, slate hearth and an ornately carved mantelpiece. Recesses to either side of the chimney breast, engineered oak flooring, picture rail, ornate moulded cornicing, ceiling light point, concealed radiator.

CINEMA ROOM: (16'5" x 11'10") (5.00m x 3.60m) tall double glazed sash window to the front elevation overlooking the Downs with panelled reveals and fitted electric blind. Chimney breast with inset woodburning stove set upon a slate hearth. Recesses to either side of the chimney breast (one with fitted bookshelving), tall moulded skirtings, picture rail with inset ceiling downlights beneath, ornate moulded cornicing, ornate ceiling rose, vertical style column radiator, base level cupboards.

KITCHEN/BREAKFAST ROOM: (overall max measurement 30'6" x 13'0") (9.30m x 3.95m) shaker style kitchen comprehensively fitted with an array of base and eye level units combining drawers, cabinets, shelving and glazed display cabinets. Roll edged slimline quartz worktop surfaces with matching upstands. Undermount double Belfast style sink with swan neck mixer tap over. Large island unit with cabinets, drawers and wine rack beneath. Rangemaster range cooker set into chimney breast with wooden mantelpiece over. Further integral appliances including tall fridge/freezer, dishwasher and wine cooler. Ample space for table and chairs, built-in L shaped seating area, tiled flooring, two vertical style column radiators, ornate moulded cornicing, moulded skirtings, inset ceiling downlights, three ceiling light points. Triple glazed windows to the rear and side elevations. Triple glazed double doors with side panel (one with integral cat flap) opening externally to the rear garden. Panelled door opening to:-

PANTRY: (8'3" x 3'6") (2.51m x 1.07m) slimline quartz worktop surface with matching upstand, shelving space, tiled flooring, high sloping ceiling with Velux window, inset ceiling downlights, double glazed window to the side elevation.

FIRST FLOOR

SPLIT LEVEL LANDING: part galleried over the stairwell with mahogany handrail and ornately carved spindles, allowing plenty of natural light via glazed lantern light, engineered oak flooring, tall moulded skirtings, ornate moulded cornicing, ceiling light point, concealed radiator. Open walkway with turning staircase rising to the second floor. Cupboard housing large megaflo style hot water cylinder tank (with dual back up electric emersion heaters) providing ample hot water for all bathrooms simultaneously. Panelled doors with moulded architraves, opening to:-

BEDROOM 1: (21'2" x 14'3") (6.45m x 4.35m) wide bay window to the front elevation overlooking the Downs with three double glazed sash windows. Period fireplace with cast iron surround, decorative tiled slips, slate hearth and ornately carved mantelpiece. Recesses to either side of the chimney breast, moulded skirtings, picture rail, simple moulded cornicing, radiator, ceiling light point. Door with moulded architraves, opening to:-

En-Suite Shower Room/WC: (8'2" x 7'8") (2.49m x 2.34m) large shower cubicle with glass door and panels, tiled floor and walls, built-in shower unit, handheld shower attachment and an overhead waterfall style shower. Carrara marble washstand with undermount wash hand basin and mixer tap plus cupboards and drawers below. Low level flush wc. Tiled flooring with underfloor heating, opaque double glazed sash window to the side elevation, tall moulded skirtings, two wall light points, inset ceiling downlights, extractor fan, heated towel rail/radiator, electric shaver/toothbrush point.

BEDROOM 2: (16'5" x 11'10") (5.00m x 3.60m) double glazed sash windows to the front elevation overlooking the Downs, chimney breast with recesses to either side, tall moulded skirtings, picture rail, simple moulded cornicing, radiator, ceiling light point.

BEDROOM 3: (16'1" x 14'6") (4.90m x 4.42m) a pair of double glazed sash windows overlooking the rear garden, ornate cast iron fireplace with decorative tiled slips and slate hearth, recesses to either side of the chimney breast, tall moulded skirtings, picture rail, simple moulded cornicing, two ceiling light points, radiator.

HALL: a pair of useful storage cupboards, moulded skirtings. Part obscure glazed wood panelled door opening to the laundry room. Panelled door with moulded architraves, opening to:-

FAMILY BATH/SHOWER ROOM/WC: (12'9" x 7'8") (3.89m x 2.34m) double width shower cubicle with sliding glass doors and panels, tiled floor and tiled walls, his and hers twin showers with overhead waterfall style showers and handheld shower attachments. His and hers washstand with Carrara marble worksurface and upstand, sink with mixer taps over and drawers below. Heated mirror above sinks. Large spa bath set into Carrara marble surround and having mixer tap with Victorian style shower attachment. Low level flush wc. Tiled flooring with underfloor heating, moulded skirtings, heated towel rail/radiator, picture rail, inset ceiling downlights, obscure double glazed sash window to the rear elevation, fitted electric blind, two wall light points.



LAUNDRY ROOM: quartz worktop surface with matching upstand, stainless steel sink with swan neck mixer tap over, base level cupboards and drawer. Space and plumbing for washing machine and tumble dryer on stacker system with wet room style floor drainage to manage any overflows. Tiled flooring with underfloor heating. Large, ceiling mounted Scottish Aired above heated flooring provides ample space for clothes drying. radiator, double glazed window to the rear elevation, ceiling light point, inset ceiling downlights. Opening airing cupboard with Worcester Bosch gas fired boiler and slatted shelving surround.

SECOND FLOOR

SPLIT LEVEL LANDING: a spacious landing enjoying plenty of natural light via two Velux windows, at half landing there is generous bookshelving, moulded skirtings, radiator, two ceiling light points. Panelled doors with moulded architraves, opening to:-

BEDROOM 4: (16'5" x 12'0") (5.01m x 3.66m) double glazed dormer style sash window to the front elevation, chimney breast with recesses to either side, canopied ceiling with Velux window to the rear elevation, moulded skirtings, Victorian style radiator, ceiling light point.

BEDROOM 5: (17'5" x 14'3") (5.30m x 4.35m) high sloping ceiling with a pair of Velux windows to the side elevation, double glazed sash window to front elevation overlooking the Downs, ornate cast iron fireplace with slate hearth, recesses to either side of the chimney breast, moulded skirtings, radiator, two ceiling light points.

BEDROOM 6: (16'1" x 14'8") (4.91m x 4.47m) wide double glazed dormer style window to the rear elevation, high sloping ceiling, moulded skirtings, chimney breast with recesses to either side, radiator, inset ceiling downlights, ceiling light point.

BEDROOM 7/STUDY: (13'0" x 9'8") (3.97m x 2.94m) having both double glazed window and large Velux window to the rear elevation, loft access with pull down ladder, built-in drawers, cupboards and shelving, radiator, moulded skirtings, ceiling light point.

ADDITIONAL BATH/SHOWER ROOM/WC: (9'4" x 7'7") (2.84m x 2.31m) shower cubicle with glass door and panels, tiled floor and walls, built-in shower unit, handheld shower attachment and an overhead waterfall style shower. Washstand with Carrara marble worktop, undermount sink with mixer tap and cupboards and drawers below. Heated mirror and electric shaver/toothbrush point. Freestanding roll top bath on ball and claw feet with mixer tap and telephone style shower attachment. Low level flush wc. Tiled flooring with underfloor heating, Velux window to the rear elevation, moulded skirtings, inset ceiling downlights, two wall light points, heated towel rail/radiator.

OUTSIDE

FRONT GARDEN: (34'0 x 34'0) (10.36m x 10.36m) the house is set well back from the road behind stone pillars, wrought iron railings, and laurel hedge. Designed for ease of maintenance with paved pathway, stone chipped areas, railway sleeper vegetable beds and deep shrub borders featuring an array of mature shrubs and established roses. Outside power sockets and lighting. An established wisteria is being trained along the side of the house.

REAR GARDEN: (55'0 x 30'0) measurements including detached gym/garage) (16.76m x 9.14m) the rear garden has been beautifully arranged to sections of dressed and differing usage. Immediately to the rear of the house and accessed via both the dining room and kitchen/breakfast room is a brick paved level area and a level section of lawn. A lockable bike store is located at the end of the utility room. Generous paved sitting out area with ample space for garden furniture, potted plants and barbecuing etc., having an assortment of plants which provide a plethora of colour during spring/summer months. Timber trellising with established roses, which disguises and provides privacy to circular timber built jacuzzi. The garden enjoys a good amount of privacy with walls on all sides having a variety of climbing plants that blend with deep shrub borders and feature an array of flowering plants and mature shrubs. External power sockets, outdoor lighting and additional spotlights, outside tap and handheld shower head with hot and cold water taps. A further stone paved area at the rear of the garden below a pergola with wall light and pedestrian gate opening onto rear vehicular access lane. Double glazed double doors opening to:-

GYM: (17'2" x 9'2") (5.22m x 2.80m) designated space for American style fridge/freezer with double opening cupboard above, wood effect flooring, wall mounted mirrors, inset ceiling downlights, wall mounted electric heater. Door to:-

GARAGE: (16'9" x 11'11") (5.11m x 3.63m) remote electronically operated up and over door, light and power connected, useful floor to ceiling storage cupboards.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

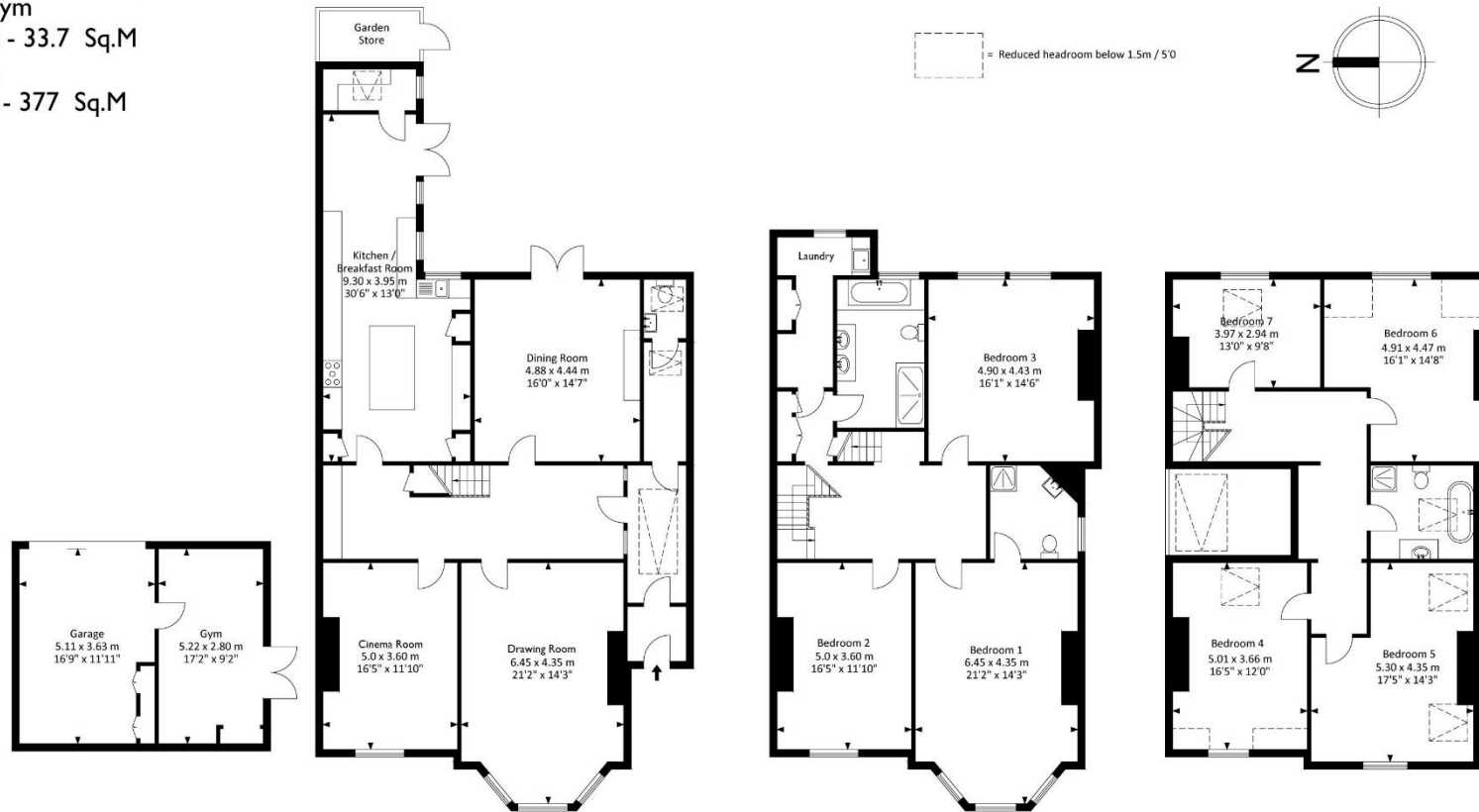
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





Westbury Road, Henleaze, Bristol BS9 3AY

Approx. Gross Internal Area
 3695.4 Sq.Ft - 343.3 Sq.M
 Garage / Gym
 362.6 Sq.Ft - 33.7 Sq.M
 Total Area
 4058 Sq.Ft - 377 Sq.M



Ground Floor

First Floor

Second Floor

For illustrative purposes only. Not to scale.
 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.