



**1 Hill Grove, Bristol BS9 4RL**

**£950,000**



**4**



**2**

## 1 HILL GROVE, BRISTOL, BS9 4RL

Aptly named, 'The Haven' is a stunning four-bedroom detached house packed with period features and boasting the most stunning views across Bristol and beyond to Portishead and the Brecon Beacons. Benefitting from two large reception rooms, kitchen/ breakfast room, four bedrooms, two bathrooms plus downstairs WC, sun room, utility room, west facing garden, garage and off-street parking.

Through a large enclosed porch the welcoming central hall is spacious and retains its period features such as plate rack, wooden panelling and bannister. The first reception is to the left and is a bright, triple aspect room with bay window, wooden floors and modern log burner with stone mantelpiece. There are double doors out to a sun room, perfect for making the most of the evening sun from the westerly aspect. The second reception is currently used as a dining room as is spacious with bay window and panelled ceiling, and wooden floors. The country style kitchen has granite worksurfaces, cream cupboards, integrated appliances such as Neff double oven, 5 ring gas hob, extractor and dishwasher. There are stunning views out above the sink and period features such as working servants bell box, original wooden mantle above the hob and welsh dresser as well as plenty of space for a dining table and chairs. There is a walk-in shelved larder and separate utility room which also houses the boiler. A covered walkway provides access to the front and back garden and has a door to the garage. There is also a downstairs WC and under stairs storage.

On the first floor there is a large landing with stunning original round stain glass windows on both sides. The bright large master bedroom has dual aspect windows with the most stunning views out over Bristol and beyond. There are two further well-proportioned double bedrooms, one with an ensuite shower room. The fourth bedroom is a good sized single with a fitted wardrobe. The bathroom is modern with tiled walls and floors, walk in mains shower, freestanding bath, WC, sink and heated towel rail. Finally, there is an airing cupboard.

Externally, the rear garden is west facing and has large lawned area, raised flower beds at the bottom and a mature fruiting apple tree. There are two decking areas, one at the bottom, and a second, large raised deck abutting the house. To the front of the house there is a large driveway which provides off street parking for a number of cars and access to the integrated single garage.

Henleaze Infant School approx 0.51km

Henleaze Junior School approx 0.59km

Bristol Free School approx 1.53km

### Location

Henleaze is a highly desirable and sought-after position close to the wide range of amenities on Henleaze Road and Westbury on Trym village. There are coffee shops, a Waitrose supermarket and local cinema as well as good public transport links to the city centre and M4/M5 motorway networks. There are also state & independent primary and secondary schools within close proximity.

### Directions

From the Maggs & Allen office on Northumbria Drive, turn left onto Howard Road. Continue onto Park Grove and take a slight right onto Hill View. Turn right onto The Crescent and then left onto Hill Grove. Number 1 will be on the left.

N.B. Please be advised that the property is being sold by a connected person to Maggs & Allen.

If you have a property to sell and would like a, no obligation market appraisal, please contact the office on 0117 949 9000



Guide Price: £950,000

Tenure: Freehold (information supplied by [eservices.landregistry.gov.uk](http://eservices.landregistry.gov.uk))

Council Tax Band: F

Local Authority: Bristol City Council

Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

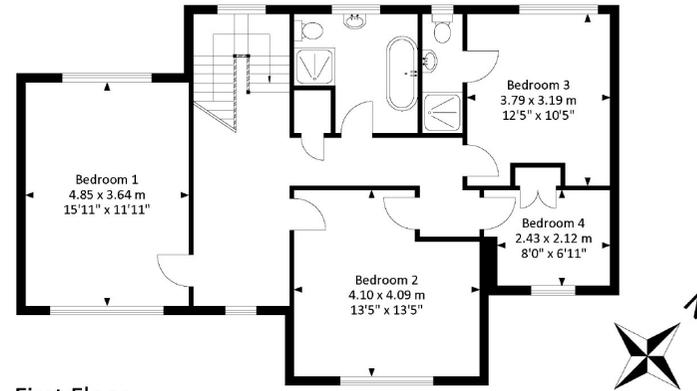
Viewing: By appointment only.

Our Office: 0117 949 9000

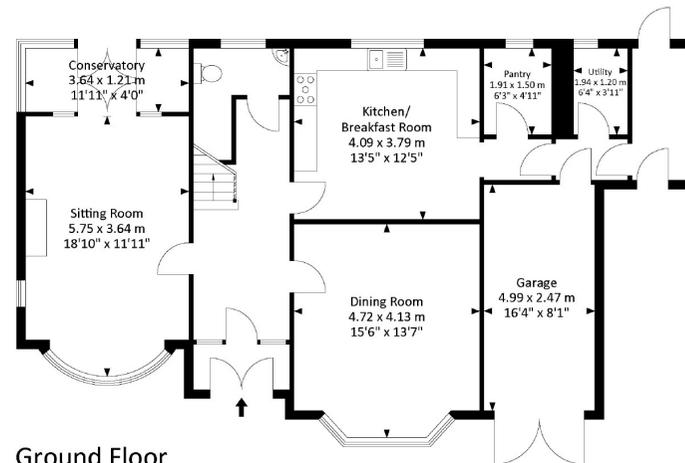
**Important Note:** This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.

## Hill Grove, Bristol, BS94RL

Approx. Area 1960.90 Sq.Ft - 182.20 Sq.M



First Floor



Ground 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.  
Floor plan produced by Energy Plus.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(105-100) <b>A</b>	
(91-101) <b>B</b>	
(81-90) <b>C</b>	77
(69-80) <b>D</b>	
(55-68) <b>E</b>	56
(39-54) <b>F</b>	
(13-38) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

- An immaculate detached property with stunning views
- 4 Bedrooms
- Utility room
- Garage
- Off street parking



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