



**cj HOLE**  
est. 1867

Churston, West Broadway,  
Henleaze, Bristol, BS9 4TD

Guide Price: £800,000

---

Offered to the market with no onward chain, this substantial and well-maintained detached family home provides spacious and versatile accommodation throughout, together with ample off-street parking, two garage spaces and a private garden with home office, all ideally positioned between Henleaze High Street and Gloucester Road.

---

- Council Tax Band: F
- EPC: E
- Freehold
- No onward chain
- Substantial four-bedroom detached family home
- Spacious and versatile accommodation
- Two separate garage spaces
- Utility room
- Private garden with detached home office/workspace
- Ample off-street parking
- Popular residential location
- Excellent access to both Henleaze and Gloucester Road





NEW WORLD RECORD  
trips • Telephone Line • Rock and Roll  
World Records • So Fine • Little Things  
The Clouds • Do Ya • Shant-La

OUT OF THE BLUE  
Stone • It's Over • Sweet Talkin' Woman  
Night In The City • Sunlight • Jungle  
Bird • Supper • When • Summer • Lightning  
Rain • Dream • The Night • The Whole  
Shy • Dream • With You Here  
mingham Blues



The property is approached via a path leading to an attractive open storm porch, which in turn opens into a welcoming central hallway. The hall benefits from wood-effect flooring, useful understairs storage, access to the principal ground floor accommodation and a convenient downstairs cloakroom.

To the left-hand side is an impressive full-depth living room, enjoying a bay-fronted window overlooking the front garden together with a further glazed door and side windows, allowing for excellent natural light throughout. The rear garden is predominantly laid to lawn, with a pathway running alongside the house and a patio seating area positioned at the far end. A particularly useful addition is the detached home office/workspace situated within the garden, ideal for home working or hobbies.

To the right of the hallway is a generous kitchen and dining area, with the dining space benefiting from a large rear window and additional side aspect. A glazed partition subtly separates the two areas while maintaining an open feel. The kitchen is fitted with matching painted wooden wall and base units, a peninsula island, inset stainless steel sink, space for a freestanding oven and integrated refrigeration.

Beyond the kitchen are a number of highly practical ancillary spaces, including a versatile additional reception area linking the second garage to the house, with French doors opening onto the rear garden. A well-appointed utility room provides further appliance space, additional storage and room for a chest freezer, while beyond this is further garage storage space created from the original garage arrangement.

To the first floor, a generous landing provides access to four bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and currently connects directly to bedroom four, which is presently arranged as a walk-in wardrobe with extensive fitted storage, although it could readily be reinstated as a separate bedroom if desired.

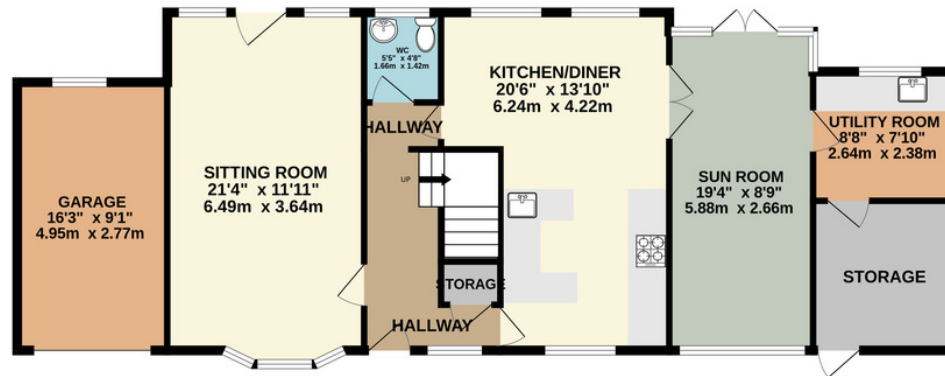
Positioned above the garage is an excellent full-depth double bedroom with windows to both front and rear, creating a bright and airy space. A further double bedroom is positioned to the front, while the family bathroom is fitted with a five-piece white suite including a bath, separate shower enclosure, bidet, WC and wash hand basin.

Externally, the property enjoys excellent kerb appeal with a brick boundary wall, mature laurel hedging and lawned sections to the front. There is ample off-street parking with parking areas positioned to either side of the property, together with access to the larger garage.

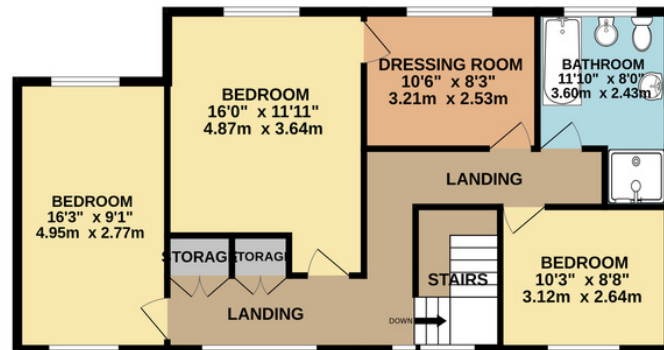
The location is a particular highlight, set between Henleaze and Bishopston and within easy walking distance of the community garden and café, Horfield Common and a wide range of local amenities. Both Henleaze High Street and the vibrant independent shops, cafés and restaurants of Gloucester Road are approximately a ten-minute walk away, making this an ideal choice for families seeking both space and convenience.



GROUND FLOOR  
1090 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 1861 sq.ft. (172.9 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.  
Made with Metropix ©2026



**CJ Hole Henleaze**  
108 Henleaze Road, Henleaze,  
Bristol, BS9 4JZ

**Tel: 0117 9629221**

E: [henleaze@cjhole.co.uk](mailto:henleaze@cjhole.co.uk)

**CJ Hole Westbury-on-Trym**  
25 Canford Lane, Westbury-on-Trym,  
Bristol, BS9 3DQ

**Tel: 0117 9500118**

E: [westbury@cjhole.co.uk](mailto:westbury@cjhole.co.uk)

With 15 offices covering Gloucestershire, Bristol, Somerset,  
Worcestershire & Gwent.

OVER 150 YEARS OF  
EXCELLENCE



**IMPORTANT NOTICE:** CJ Hole, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and CJ Hole have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 1581 In accordance with the Estate Agents Act 1979 it is declared that the owner of the property is a relative of a member of staff of CJ Hole.

**People, Places & Property – Bristol Built**

Follow us on Instagram for the latest properties, community news, and exciting competitions.

Follow us!

Stay in the know with @cjhole\_bristol