



cj HOLE
est. 1867

16 OAKLEY ROAD, BRISTOL, BS7
OHR

Offers in excess of £515,000

OCCUPYING AN ENVIABLE CORNER PLOT WITHIN A HIGHLY SOUGHT-AFTER RESIDENTIAL LOCATION, THIS EXCEPTIONAL SEMI-DETACHED FAMILY HOME OFFERS AN OUTSTANDING COMBINATION OF BEAUTIFULLY PRESENTED ACCOMMODATION, GENEROUS OUTSIDE SPACE AND EXCITING FUTURE POTENTIAL. HAVING BEEN THOUGHTFULLY IMPROVED OVER THE YEARS, THE PROPERTY ALSO BENEFITS FROM THE SIGNIFICANT ADVANTAGE OF PLANNING PERMISSION FOR BOTH TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS, ALLOWING FUTURE OWNERS THE OPPORTUNITY TO CREATE AN EVEN LARGER FAMILY HOME, SUBJECT TO THE APPROVED PLANS. TOGETHER WITH A SUPERB LOFT CONVERSION, A HIGH-SPECIFICATION GARDEN OFFICE AND OFF-ROAD PARKING, THIS IS A HOME THAT EFFORTLESSLY CATERS FOR THE DEMANDS OF MODERN FAMILY LIVING.

The vibrant Gloucester Road, famed for its outstanding selection of independent cafés, award-winning restaurants, artisan bakeries, bars and boutique retailers, is just a short distance away, providing an exceptional lifestyle on the doorstep. The expansive green spaces of Horfield Common offer wonderful opportunities for walking, recreation and family outings, making this an ideal setting for buyers seeking both convenience and an active lifestyle.

Set well back from the road, the property enjoys an impressive frontage with a generous lawned front garden that enhances its attractive kerb appeal. A substantial driveway provides off-road parking for one vehicle, while the corner plot creates an excellent feeling of openness and space rarely found in similar homes.

A welcoming entrance hall immediately creates an inviting first impression, with stairs rising to the upper floors and access to the beautifully presented ground-floor accommodation.

The elegant front lounge is a wonderfully comfortable reception room, where a beautiful stripped wooden floor combines with a cosy and relaxing atmosphere. A handsome bay window frames attractive views across the generous front garden while flooding the room with natural light throughout the day, making it an ideal place to unwind or entertain guests.

To the rear of the property lies the true heart of the home. The original dining room has been thoughtfully opened into the kitchen, perfectly designed for contemporary family life. The kitchen is fitted with an excellent range of wall and base units providing generous storage and preparation space. Double doors open directly onto an attractive raised deck, creating a seamless transition between the indoor and outdoor living spaces.

Prospective purchasers should note that there is some visible

cracking within the kitchen area (small rear extension). The current owners have arranged a structural engineer assessment and report and the extension will be repaired immediately following viewings. A full structural report and repair documentation will be made available to prospective buyers.

The first floor offers three beautifully presented bedrooms, all decorated in a fresh, contemporary style. Two are generous double bedrooms, both offering excellent proportions for family living, while the third is a well-sized single room that would serve equally well as a nursery or child's bedroom. Completing this floor is a smart family bathroom, fitted with a contemporary white suite incorporating a bath with shower over, complemented by tasteful finishes to create a bright and practical space.

A particular highlight of the property is the outstanding new loft conversion (2025), which has transformed the second floor into an impressive principal bedroom suite. Beautifully designed to create a luxurious retreat, the accommodation begins with a spacious dressing area complete with open wardrobes, providing excellent storage while adding to the boutique feel of the suite. Beyond the dressing area, the principal bedroom is simply stunning. A dramatic floor-to-ceiling picture window fills the room with natural light and enjoys far-reaching views across neighbouring gardens, creating a peaceful and tranquil atmosphere. The generous proportions allow plenty of room for substantial bedroom furniture, while the adjoining contemporary en-suite shower room provides an added touch of luxury, making this an exceptional private sanctuary away from the rest of the home.

Making the most of the generous plot is a superb, purpose-built, and fully insulated garden office. Finished to an exceptionally high standard with Cedar cladding to the front elevation, this versatile building offers a sleek, contemporary aesthetic. The interior is ideal as a dedicated home office, creative studio, gym, treatment room, or hobbies space. Fitted with climate-controlled air conditioning (heating and cooling), it offers total year-round comfort. Discreet side-storage provides a secure practical space for bicycles, garden tools, and outdoor furniture.

Adding to the property's already impressive credentials is the approved (February 2026) planning permission for side and rear extensions, allowing future owners the opportunity to significantly increase the accommodation and tailor the home to their own requirements. Additional approval to widen the driveway providing space for two vehicles was also obtained. Opportunities to purchase a home with both such extensive existing accommodation and clear future development potential are increasingly rare.

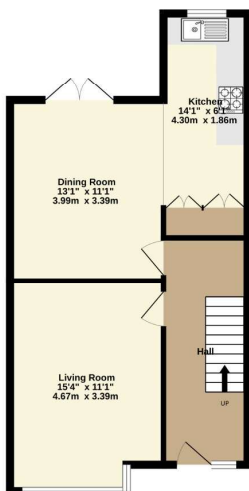
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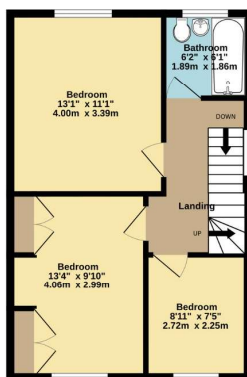
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



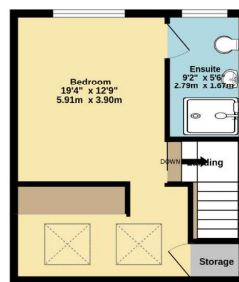
Ground Floor
510 sq.ft. (47.4 sq.m.) approx.



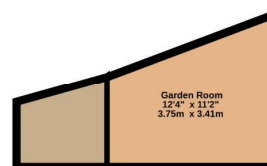
1st Floor
455 sq.ft. (42.3 sq.m.) approx.



2nd Floor
321 sq.ft. (29.9 sq.m.) approx.



Garden Room
146 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.1 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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