



cj HOLE
est. 1867

3 Kellaway Crescent, Bristol, BS9
4TE

Guide Price: £900,000

Occupying a prime position overlooking Horfield Common, this significantly extended detached family home offers spacious and characterful accommodation, a superb south-west facing private garden and exciting scope for further improvement, all available with no onward chain.

- Council Tax Band: F
- EPC: D
- Leasehold
- 10,000 years from 26 March 1926
- No onward chain
- Significantly extended detached family home
- Prime position overlooking Horfield Common
- Five well-proportioned bedrooms
- Three versatile reception rooms
- Original character features throughout
- Fitted kitchen with adjoining utility room
- Integral garage and off-road parking
- Exceptional south-west facing private rear garden
- Tremendous scope for updating and improvement
- Highly desirable location







Retaining many original features, the property combines generous family living space with excellent versatility, all within a highly desirable setting.

The welcoming entrance hall features original stripped floorboards, attractive wood panelling and leaded stained-glass windows, setting the tone for the character found throughout the home and providing access to the principal ground floor accommodation.

To the front, the bright living room enjoys a dual aspect, including a bay window with attractive views across Horfield Common. The separate dining room also benefits from a bay window, a feature fireplace and direct access to the rear garden, creating an ideal space for both family living and entertaining. The kitchen/breakfast room provides ample storage and space for appliances, while a rear door opens to a traditional lobby offering additional storage, a cloakroom/WC and access to the garden. Completing the ground floor are a separate utility room and an integral garage.

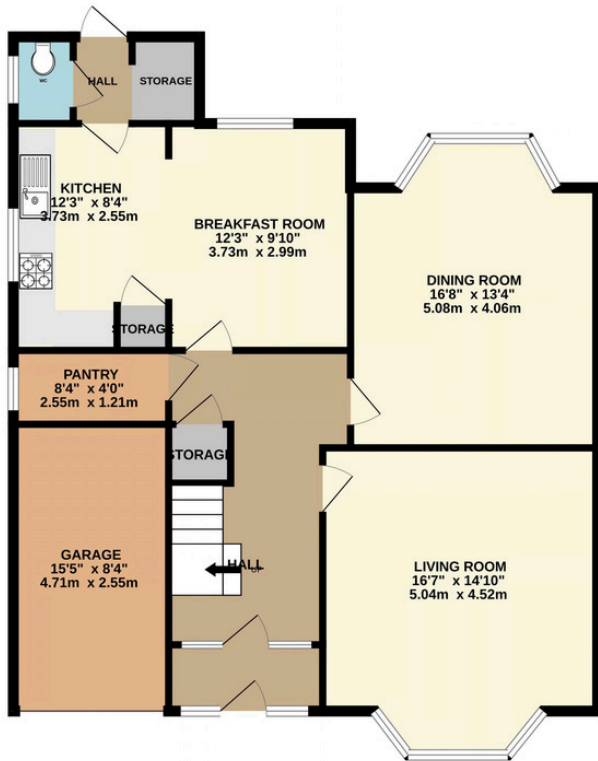
To the first floor, a spacious central landing with original balustrade provides access to five well-proportioned bedrooms and the loft space. The principal bedroom is a generous room featuring a charming bay window, built-in wardrobes, a fitted dressing table and a pleasant outlook over the garden. Two further bedrooms are positioned within the extended section of the property, while the accommodation is completed by a modern wet room with contemporary tiling, a heated towel rail and a walk-in airing cupboard with built-in shelving and the hot water cylinder.

Outside, the front garden is attractively landscaped with a mature magnolia tree and enjoys uninterrupted views across Hatfield Common. A substantial block-paved driveway provides off-road parking for at least two vehicles and leads to the integral garage. The rear garden is a particular highlight of the property, enjoying a sunny south-west aspect and an excellent degree of privacy. A generous patio extends beneath a veranda and leads onto a large lawn bordered by an abundance of mature planting, including fruit trees, magnolia trees and smoke bushes. Enclosed by fencing, this creates a peaceful and secluded outdoor space ideal for family life and entertaining.

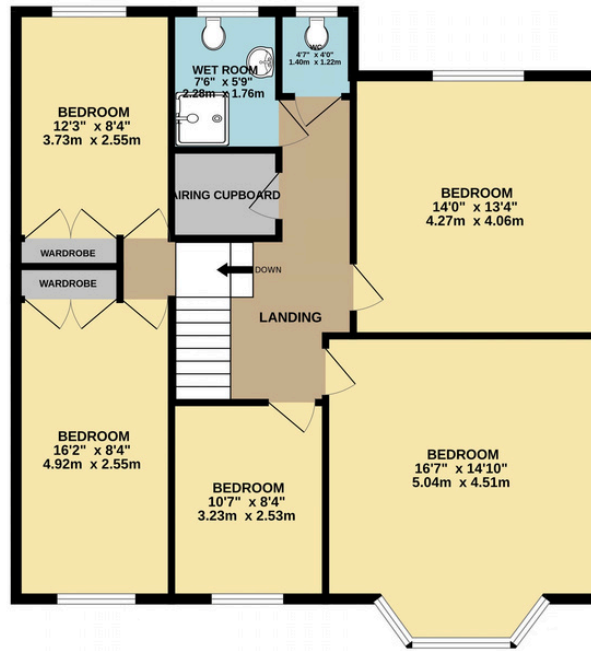
Offering generous accommodation, original character, outstanding outdoor space and tremendous scope to update and personalise, this is a rare opportunity to acquire a substantial family home in a highly sought-after location.



GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 2001 sq.ft. (185.9 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@cjholec.co.uk

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

Tel: 0117 9500118

E: westbury@cjholec.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 @cjholec_bristol