

THREE GABLES

LEIGH WOODS • BRISTOL



 Knight
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Wonderful arts and crafts home located on a private road on the edge of National Trust grounds

Reception hall • drawing room • dining room
sitting room/study • cloakroom • kitchen/breakfast room
utility room • pantry • rear hall

Master bedroom with dressing room and balcony
4 further first floor bedrooms • 2 bathrooms • WC
Bedroom 6 on second floor with extensive storage

Garden room • double garage • summer house • 2 driveways
front garden and terrace • enclosed rear garden • terrace



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Situation

Three Gables is located on a private lane for 4 properties and access to Leigh Woods, owned by the National Trust 100 yards away.



Within Clifton, there is a good selection of both Private and State schools including Clifton College, Clifton High School, and Christchurch Primary School. There is additional schooling in the city of Bristol including Queen Elizabeth Hospital, Bristol Grammar School and Badminton School for Girls. Other schools in the surrounding area include The Downs School at Wraxall



Clifton village (about 1.2 miles) is the other side of the famous Suspension Bridge with its shops, banks, restaurants, post office, art galleries and restaurants. The city centre is located a few miles away and provides extensive shopping facilities including Cabot Circus Shopping Centre. Cribbs Causeway and The Mall is about 10 miles away.



Access to the motorway is via J19 of the M5 (4.2 miles). Bristol Temple Meads (4.1 miles) provides a fast train service to London Paddington which is approximately 90 minutes. Bristol Airport is 8.5 miles to the south.





Ashton Court is located nearby and provides communal parkland of approximately 800 acres. It is also an excellent area for walking, mountain biking and jogging, along with the woods at Leigh Woods itself on the doorstep. Bristol & Clifton and Long Ashton Golf Clubs are within 2.5 miles.

(All distances are approximate)

For sale freehold

Three Gables is a wonderful arts and crafts house built by the Wills family in 1908. The property has numerous features including part oak panelled walls, most notably in the dining room, delightful stained glass windows on the half landing, dumb waiter, mullion leaded windows, ceiling coving and a wonderful dressed stone entrance.

The property faces south with all 3 reception rooms looking across the front garden, which can be admired from the window seats in all 3 rooms. Access to the terrace and gardens is via the dining room.

The hall gives access to the kitchen / breakfast room with a range of floor and wall mounted units. There is an Aga and separate cooker and hob which allows the room to be used in a number of ways. A large utility room gives access to the pantry and rear hall, with the cloakroom and WC off the staircase hall.

A substantial oak staircase leads to the first floor where there are 5 bedrooms, 3 of which have a southerly aspect, 2 bathrooms and a separate WC. The master bedroom leads to a dressing room with covered south facing balcony beyond. There is a connecting door to bedroom 5 which could become an ensuite if required. Bedroom 6 is located on the second floor with extensive boarded storage / attic space and is idea for a study, playroom or bedroom.

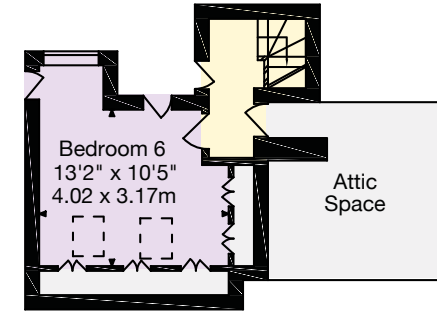
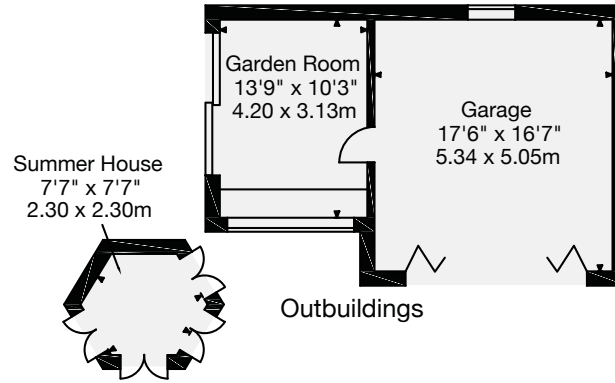
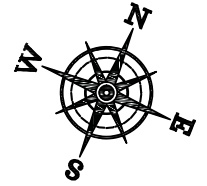
Gardens and grounds

The property has 2 drives that flank the front garden and terrace which has a wonderful wisteria to the front of the house. The rear garden is accessible from the kitchen / breakfast room and rear hall. It is enclosed and includes a hexagonal summer house in the far corner and can be reached from one of the drives which leads to a double garage with garden room to the side.

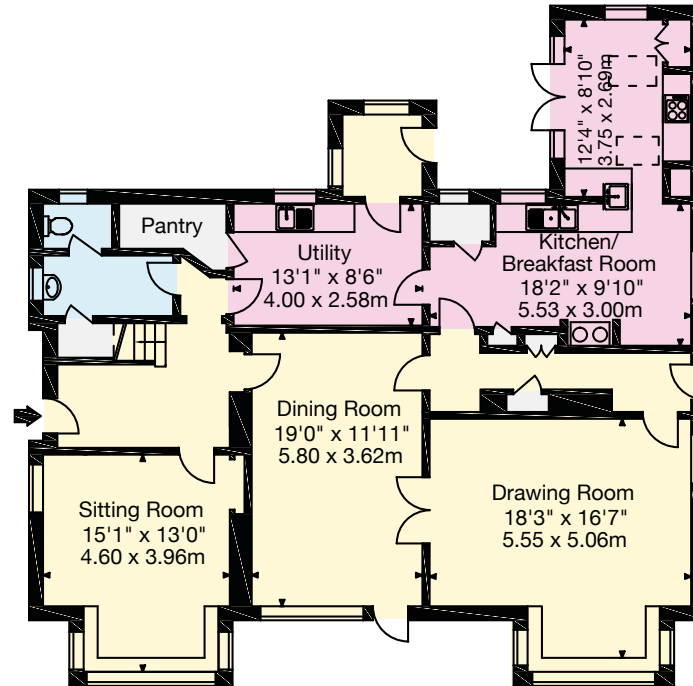


APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)
285 sq.m (3,067 sq.ft)

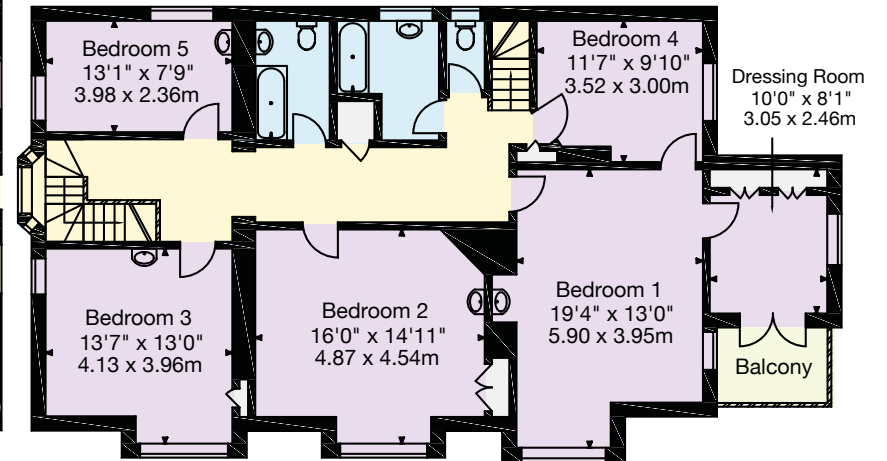
Outbuildings
45 sq.m (484 sq.ft)



Second Floor



Ground Floor



First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Services

Mains water and electricity, private drainage, oil fired central heating.

Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

Local Authority

North Somerset, tel: 01934 888 888. Council tax band H

Viewings

Strictly by prior appointment with Knight Frank tel: 0117 317 1999

Directions (BS8 3PZ)

From Clifton Suspension Bridge proceed to the end of Bridge Road and turn right onto the A369. Just before the next set of traffic lights, turn right into Valley Road (private road) and Three Gables will be on your left hand side.



0117 317 1999

Regent House, 27a Regent Street

Clifton, Bristol BS8 4HR

bristol@knightfrank.com

KnightFrank.co.uk



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Energy Efficiency Rating		Current	Potential
Very energy efficient - new energy class	(10-100) A		
Energy efficient	(70-90) B		
Decent energy efficiency	(55-70) C		
Some energy efficiency	(45-55) D		
Low energy efficiency	(35-45) E		
Very low energy efficiency	(25-35) F		
Not energy efficient - higher energy costs	(1-25) G	16	
Not energy efficient - higher energy costs			
England, Scotland & Wales			



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