



OVERTON COURT NORTH ROAD,
LEIGH WOODS, BS8 3PL

GOODMAN
& LILLEY







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GUIDE PRICE
£1,750,000

An exciting and very rare opportunity to acquire this large modern townhouse (3,362 sq ft) situated in this highly regarded gated development set in the former botanical gardens in Leigh Woods.

Tenure: Freehold

A contemporary family house in this established gated community

Location

A highly sought after residential address. Perched on the edge of the Avon Gorge and Nightingale Valley, rich in flora and fauna, Overton Court offers superb communication links to Clifton Village with the fashionable bars, boutiques and restaurants as well as the commercial city centre, motorway networks and train station. Semi rural, Leigh Woods has notable woodland walks on its doorstep and in the nearby Ashton Court Estate there are mountain bike trails and bridle paths. Health and leisure clubs and golf courses are also in close proximity. Clifton is home to a number of highly regarded independent schools, notably Clifton College, Bristol Grammar, Clifton High School and QEH and there are also various institutions such as the Royal West of England Art Academy, Bristol University and the Royal Infirmary.

Description

5, Overton Court is one of six large and prestigious family homes, built by Devonshire Homes circa 2013. Situated on the site of the old University Botanical Gardens, this gated community has exclusive use of the listed gardens and woodland which have been heavily planted and provide areas for recreation and seating amongst dappled shade.

An active management company has been set up and runs efficiently overseeing the common areas and communal gardens.

The house provides sumptuous four storey accommodation with an adaptable footprint and a highly specified interior. The significant accommodation incorporates a large double garage and open plan elements on the ground floor. The kitchen which is the hub of the home includes a number of integrated appliances, in addition to a instantaneous hot water tap and high polished granite work surfaces. The kitchen extends into a dining area and beyond the lounge.

There are four quality bedrooms, the master has not only an en suite bathroom but also a dressing room, the guest bedroom is adjacent also with en suite. There are two further double bedrooms sharing the family bathroom to the second floor. Dedicated to the property is a courtyard accessed off the generous sized family room with a spiral staircase to the sun deck and level garden directly accessed from the open plan ground floor. The garden has a sunny south facing orientation.

Square Footage: 3362 sq ft

Directions

From the heart of fashionable Clifton Village, take the B3129 over the famous Suspension Bridge. turn first right into North Road around 2 sharp bends where the road levels. The Bracken Hill development can found after approximately 200 metres on the left hand side.

RAISED GROUND FLOOR -

Entrance Hall

Stairs to all floors, doors to principle rooms, spacious and inviting.

Cloakroom WC

Low level WC and wash hand basin.

Open Plan Living/Dining Room/Kitchen

The kitchen which is the hub of the home includes a number of integrated appliances, in addition to a instantaneous hot water tap and high polished granite work surfaces. The kitchen extends into a dining area and beyond the lounge. Triple aspect room with access to the rear garden.

GROUND FLOOR -

Inner Hall

Stairs to all floors, double storage cupboard, door to snug/family room, cloakroom WC and utility room.

Cloakroom WC

Low level WC and wash hand basin.

Utility Room

Black granite effect worktop with sink and drainer, space and plumbing for appliances, door to side leading to front driveway.

Double Garage

Double electric doors to front, power and light, three storage cupboards, door to rear garden.

FIRST FLOOR -

First Floor Landing

Stairs to all floors, airing cupboard, doors to two main en suite bedrooms.

Master Bedroom Suite

Sumptuous master bedroom suite which spans the width of the property with double set of windows overlooking the rear garden and woodland with adjoining dressing room with four fitted recessed wardrobes, leading in turn to a contemporary en-suite with bath, wash hand basin, low level WC and frameless glass walk in shower.

Bedroom 2

A large double guest bedroom to the front of the property with triple built in wardrobes, and en-suite encompassing a shower, wash hand basin and low level WC.

SECOND FLOOR -

Second Floor Landing

Doors to bedrooms three and four with a central bathroom.

Bedroom 3

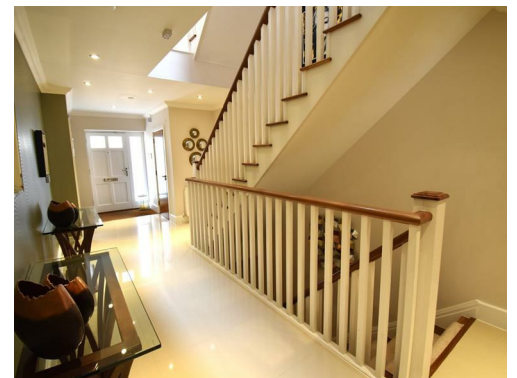
Spacious bedroom to the rear of the property with views of the gardens and the added benefit of fitted wardrobes.

Bedroom 4

Double bedroom to the front of the property with fitted wardrobes and the added benefit of a velux.

Bathroom

This top floor bathroom incorporates a bath, separate shower, wash hand basin and low level WC.



- Stunning Modern Semi Detached Townhouse
- Four Double Bedrooms (Two En-Suite)
- Short Walk To Clifton Village Via The World Famous Clifton Suspension Bridge
- Spacious Accommodation Over Four Floors Measuring In Excess Of 3,300
- Sizeable Open Plan Living Areas & Separate Living Room
- Adjacent To Leigh Woods With Stunning Walks & Views
- Highly Regarded Gated Development In Former University Botanical Garden Site
- Double Garage & Parking



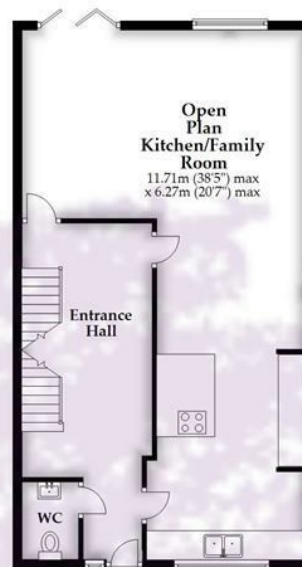


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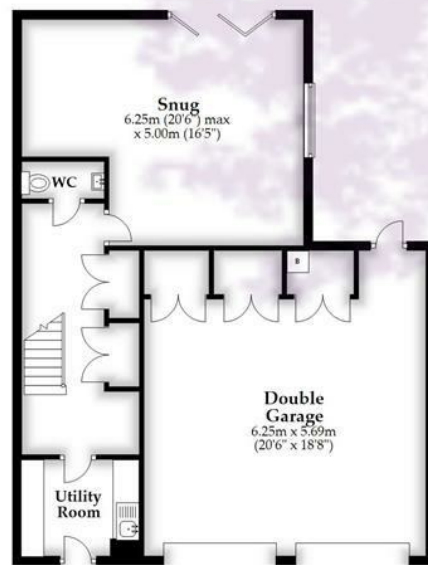
Raised Ground Floor

Approx. 82.7 sq. metres (890.4 sq. feet)



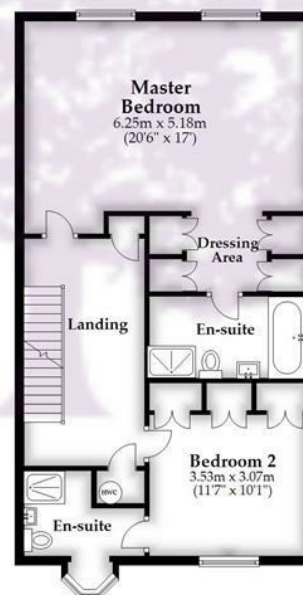
Ground Floor

Approx. 92.1 sq. metres (991.7 sq. feet)



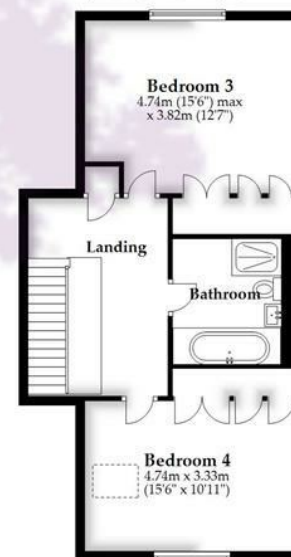
First Floor

Approx. 76.5 sq. metres (823.1 sq. feet)



Second Floor

Approx. 61.0 sq. metres (657.1 sq. feet)



Total area: approx. 312.4 sq. metres (3362.4 sq. feet)

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.
Plan produced using PlanUp.

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