



MANOR LODGE MANOR ROAD,  
ABBOTS LEIGH, BS8 3RP

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GOODMAN  
& LILLEY







# MANOR LODGE MANOR ROAD

ABBOTS LEIGH BS8 3RP

GUIDE PRICE  
£1,100,000

A unique opportunity to acquire this handsome four bedroom family home, occupying a particularly desirable position within the most sought after village of Abbots Leigh on the edge of the city of Bristol with stunning far reaching views towards the Portishead, the English Channel and the Welsh coastline beyond.

An excellent home that should be viewed at your earliest convenience to avoid disappointment.

## Location

Abbots Leigh is regarded by many as one of the most sought after villages on the outskirts of the city with its own Church, public house and village hall all being within half a mile of the property. Clifton Village is situated approximately two miles away across Isambard Kingdom Brunel's world famous Suspension Bridge and the city centre is approximately three and a half miles distant. Junction 19 of the M5 gives access to the UK motorway network and can be found within four miles and Bristol International Airport around nine miles. A variety of beautiful walks including Abbots Pool and Avon Gorge (a designated area of outstanding natural beauty) are on offer quite literally from the doorstep.

## Accommodation

Please see the floorplan for room sizes and the layout.

## Approach

Manor Lodge can be found on the sought after and popular Manor Road in Abbots Leigh. The property is accessed via a driveway leading up to the garage/workshop and has space for several cars.

## Ground Floor

The entrance hallway with stairs rising to the first floor opens into a large open plan kitchen/ dining/ living room which has been designed as the social

hub of the house with a range of wood units, an island with bar stools beneath, and integrated appliances. A set of glazed timber doors link the garden while a door in the dining room provides access to the formal sitting room. The living room is directly off the hallway and has a feature fireplace and windows out to the side and the driveway. The formal sitting room has a fireplace and a door into the next door study/ home office with windows looking out onto the gardens.

The 'working' part of the house sits behind the kitchen and includes a 29ft garage/workshop, cloakroom with w/c, and a utility room with a door out to the gardens.

## First Floor

The staircase leads up from the entrance hallway to a landing with windows to the front and superb far reaching and open views. Four bedrooms are spread across the first floor with the generous master suite having its own en suite facilities and views across the garden. The third and fourth bedrooms sit to the front of the house. A family bathroom is positioned centrally between the bedrooms and completes the accommodation.

## Outside

Manor Lodge offers extensive grounds that wrap around the property. There are lawned areas and mature tree and shrub borders to two sides of the property. A feature walled garden with raised terrace is ideal for Al fresco entertaining to the rear.

A generous brick paved driveway provides parking for several vehicles and access to the garage/workshop.

This well-presented home is perfect for those looking for a country retreat which is right on the edge of the city.

## Direction

(From Clifton) Depart Bristol across the famous Clifton Suspension Bridge on the B3129 as far as the traffic lights onto the A369 towards Portishead. At the next set of traffic lights continuing straight, on the A369. After about half a mile turn left at The George onto Manor Road and after approx 0.25 miles Manor Lodge can be found on the left hand side, next to the nursing home.



- Handsome Link Detached Family Residence
- Four Bedrooms Master with En Suite
- Fantastic Rural BS8 Location
- Glorious Far Reaching Views Towards The English Channel
- Beautiful Surrounding Gardens
- Driveway Parking / Large Garage Workshop



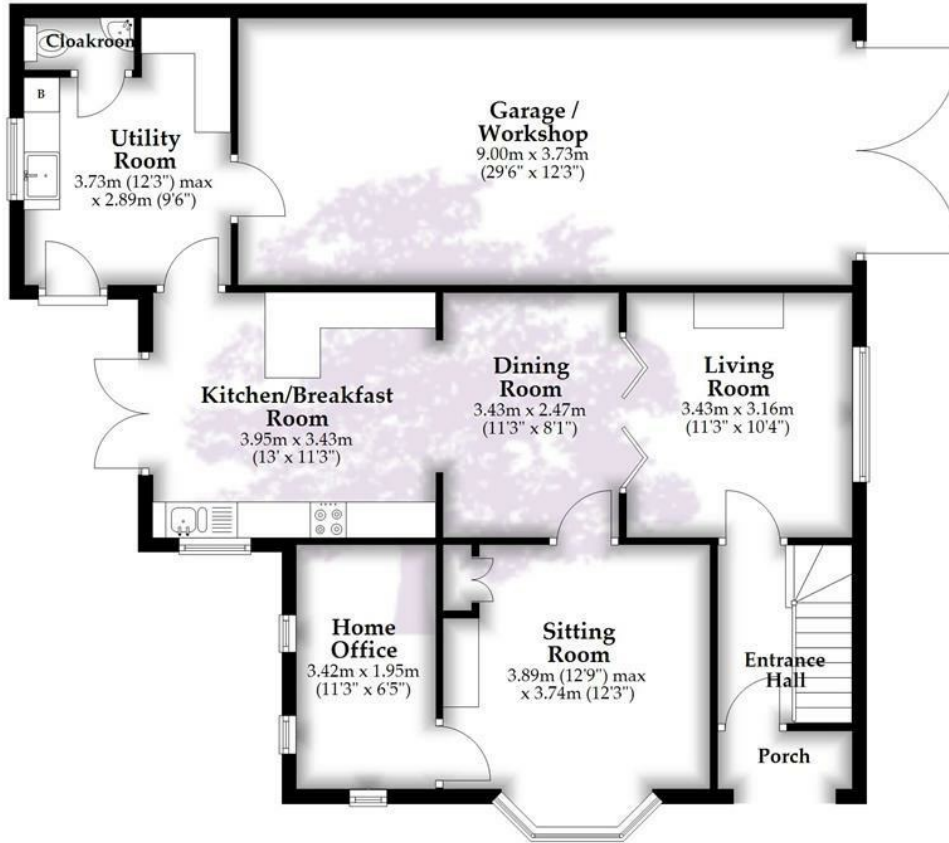


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### Ground Floor

Approx. 105.3 sq. metres (1133.7 sq. feet)



### First Floor

Approx. 64.6 sq. metres (695.5 sq. feet)



Total area: approx. 169.9 sq. metres (1829.1 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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