



35 DENNYVIEW ROAD,
ABBOTS LEIGH, BS8 3RD

GOODMAN
& LILLEY







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GUIDE PRICE
£1,295,000

A very stylish and immaculately presented detached family residence offering some 2,700 sq ft of accommodation over two floors and set in a stunning 0.25 an acre plot with beautifully maintained ornamental style gardens, in the ever popular BS8 village of Abbots Leigh.

Abbots Leigh is regarded by many as one of the most sought after villages on the outskirts of the city. Clifton Village is situated approximately two miles away across Isambard Kingdom Brunel's world famous Suspension Bridge and the city centre approximately three and a half miles. Junction 19 of the M5 gives access to the UK motorway network and can be found within three miles and Bristol International Airport around nine miles. For those that enjoy country pursuits such as walking, riding, wildlife and local beauty spots, a network of public footpaths lead out of the village for the enjoyment of the surrounding countryside. A variety of beautiful walks including Abbots Pool and the Avon Gorge (a designated area of outstanding natural beauty) are on offer quite literally from the doorstep. An active village community enjoys regular use of amenities such as a well tended village field with children's play area and boule pitch, the Holy Trinity church, a village hall with skittles alley and The George public house. The area is well served for schooling in both the state and private sectors.

Summary

This light and airy home has been the subject of three well thought out extensions over the last 20 years which have impressively enhanced the original footprint and has culminated in the wonderful sociable and engaging home on offer today. When entering the property you are instantly greeted by a feeling of space by the large L-shaped entrance hall with wood block flooring with doors to the ground floor accommodation and stairs up to the first floor. There is a fully tiled wet room style shower room WC, formal sitting room, downstairs bedroom (4) which enjoys double glazed sliding patio doors out to it's own small terrace that enjoys sun for the best part of the day. There is a formal sitting room again with wooden block flooring, with chimney breast with inset woodburner and sliding double glazed patio doors out to the rear garden. The vast 22ft sq open plan kitchen/dining room has to be the hub of the home and is finished to exacting standards with a wide range of bespoke hand built kitchen units, built in Aga, large central island with various built in appliances and ample granite worktop space, pantry cupboard and again with double glazed sliding patio doors to the rear garden. An unexpected bonus of a large cinema/entertainment room with bar and sliding double glazed patio doors to the rear gardens vast adjacent decking area. The first floor landing provides access to a Jack & Jill family bathroom and the remaining three double bedrooms with the master and guest bedroom (2) opening to a large balcony that runs across the length of the back of the house and benefits from lots of sun for the majority of the day and takes in attractive far reaching views over the gardens, farmland and towards the Bristol channel & and Welsh mountains beyond. The master bedroom also has it's own spacious dressing room that could easily be transformed into an en-suite if desired.

To the front of the property is a sizable brick paved driveway proving off road parking for numerous vehicles leading to the double garage with courtesy door to the side and electric car charging point. There is a raised terrace above ideal for BBQ, small external boiler cupboard, two seating areas adjacent to the front of the house, side access to the generously sized and very well maintained mature

garden with sizeable lawn, with pathway providing access around it with a wide range of ornamental trees and shrubs making a delightful focal point around its boundary, as well as adding a great degree of privacy.

Accommodation

Entrance Hall

Oversized contemporary secure front door with double glazed windows to either side, wood block flooring, inset spotlighting to the ceiling, double glass doors to sitting room, glazed door to kitchen/dining room, built in storage cupboard, radiator.

Kitchen/Dining Room

22'6 x 22'1
Max measurements. The vast 22ft sq open plan kitchen/dining room has to be the hub of the home and is finished to exacting standards with a wide range of bespoke hand built kitchen units, built in Aga, large central island with various built in appliances and ample granite worktop space with Belfast sink, pantry cupboard, radiator, skylight window, wooden white washed flooring, and again with double glazed sliding patio doors to the rear garden.

Sitting Room

17'7 x 13'3
Wood block flooring, chimney breast with inset woodburner raised on a slate hearth, inset ceiling spotlighting, double glazed sliding patio door to the rear garden decking area, radiator.

Cinema/Entertainment Room

24'10 x 18'3
Max measurements. Room for large wall mounted TV, Full length double glazed window with inbuilt blinds overlooking the rear garden, under stairs storage cupboard, open plan to the bar/entertaining space with bar area with seating, dual aspect with two Velux windows overhead, double glazed window to rear and double glazed sliding patio door to the rear garden decked area.

Bedroom 4

13'10 x 11'1
Double glazed sliding patio door to front sun terrace, radiator.

Wet Room WC

Fully tiled, walk in shower with glass screen and overhead shower, sink, low level WC, heated towel rail, double glazed window to front.

Stairs To First Floor Landing

Large glazed window to side over the stairs, doors to all first floor accommodation.

Master Bedroom

18'7 x 18
Whitewashed wooden floorboards, airing cupboard, door to bathroom, radiator, large double glazed sliding patio doors to the large balcony which is of a good size and enjoys terrific far reaching views and wonderful sun sets, eaves storage, door to dressing room.

Dressing Room

14'4 x 10
Potential to convert into en suite with plumbing directly below, wooden floorboards, radiator, double glazed window to rear.

Jack & Jill Family Bathroom WC

Doors to the master bedroom and one to the landing. Stone tiled floor, white three piece suite comprising wash basin with vanity unit below, panelled bath & shower cubicle with overhead drench style shower, heated towel rail, wall mounted shaver point, window to front.

Bedroom 3

11 x 8'5
Velux window to front, radiator.

Bedroom 2

18'1 x 10'7
Max measurement. White washed wooden floorboards, radiator, double glazed window to rear with far reaching views to enjoy wonderful sunsets, double glazed door to the rear balcony.

Outside

Gardens

To the front of the property is a generous brick paved

driveway proving off road parking for numerous vehicles leading to the double garage with courtesy door to the side and electric car charging point. There is a raised terrace above ideal for BBQ, small external boiler cupboard, two seating areas adjacent to the front of the house, side access to the very well maintained mature garden with sizeable lawn, with pathway providing access around it with a wide range of ornamental trees and shrubs making a delightful focal point around its boundary, as well as adding a great degree of privacy.

Double Garage

16'9 x 14'10
Metal up and over door, power and light, window and courtesy door to side, tap, electric charging point mounted externally.

Directions: (From Clifton)

Depart Bristol across the famous Clifton Suspension Bridge on the B3129 as far as the traffic lights opposite the gates to Ashton Court. Turn right at these traffic lights onto the A369 towards Portishead. After about half a mile, carry straight on at the next set of traffic lights continuing on the A369. Again after about half a mile you will observe The George public house on your left hand side. Continue straight ahead along the A369 down the hill for about quarter of a mile taking the third turning on your left opposite the entrance to Leigh Court, into Dennyview Road. The subject property can be found towards the top of the cu-de-sac on the right hand side.

Further Information

Local Authority: North Somerset Council

Council Tax Band: Band F

Tenure: We understand to be Freehold

Distances - Clifton Village = 2.7 miles
Gordano Services, M5 = 2.6 miles
Bristol city centre = 3.8 miles
Bristol Temple meads = 5.3 miles

Square Footage - 2761 Sq Ft



- Stylish Largely Extended Detached 4 Bedroom Family Residence
- 22ft Sq Open Plan High Quality Kitchen/Dining Room With Large Central Island & Aga
- Downstairs Wet Room Shower WC
- Double Garage & Brick Paved Driveway
- Being Sold With No Ownward Chain
- 24ft plus x 18ft Cinema Room/ Entertainment Room With Bar & Access To Rear Gardens
- First Floor Family Bathroom WC
- c2,700 Sq Ft Of Accommodation Over Two Floors
- Formal Sitting Room With Woodburner
- Beautiful 0.25 Acre Plot With Stunning Ornamental Style Rear Garden

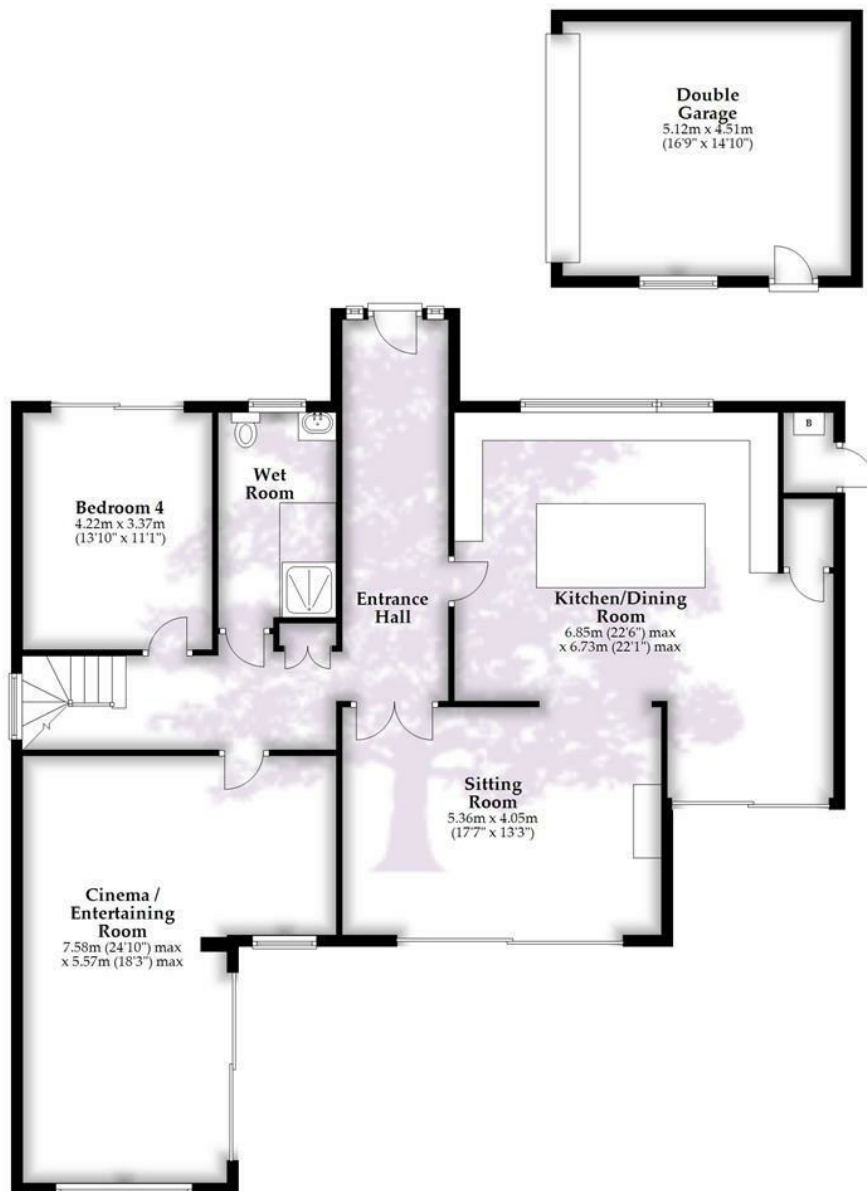




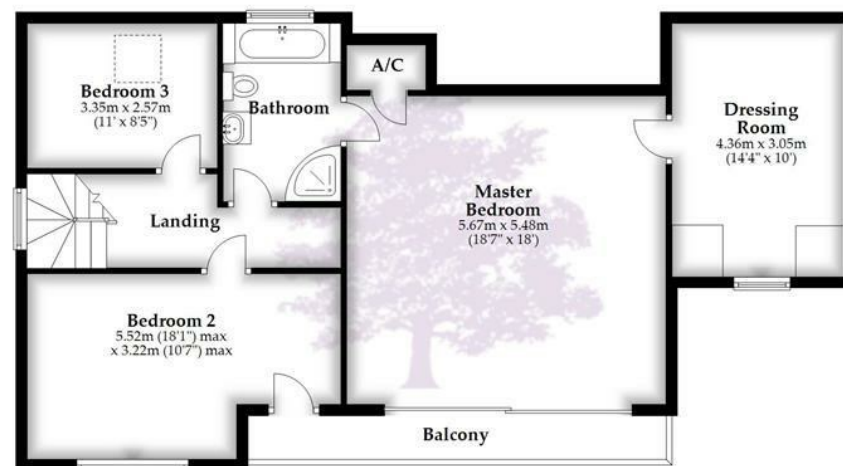
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Ground Floor
Approx. 168.3 sq. metres (1811.1 sq. feet)



First Floor
Approx. 88.3 sq. metres (950.6 sq. feet)



Total area: approx. 256.6 sq. metres (2761.7 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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