



7 AVON GROVE

Sneyd Park, Bristol, BS9 1PJ

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An architecturally significant detached family home offering a circa 120 metre south-facing garden with breathtaking views plus a rooftop sun studio with double garage.

* A RARE OPPORTUNITY TO ACQUIRE A UNIQUE DETACHED FAMILY HOME
* APPROXIMATELY 3000 SQ. FT * FIVE/SIX BEDROOMS WITH ROOFTOP STUDIO
* CIRCA 120 METRE SOUTH-FACING GARDEN * BREATHTAKING VIEWS OF AVON GORGE AND CLIFTON SUSPENSION BRIDGE * FIRST TIME TO MARKET IN OVER FIVE DECADES * STUNNING ARCHITECTURALLY DESIGNED FAMILY HOME * DOUBLE GARAGE * OFFERED WITH NO ONWARD CHAIN * SOLAR PANELS * EPC: C

Situation

7 Avon Grove is situated at the end of a no-through road, ensuring quiet and private surroundings with uninterrupted views across the Avon Gorge, Leigh Woods, and the Clifton Suspension Bridge.

The house is moments away from the 400 acres of Durdham Downs, providing a serene environment away from the city's hustle and bustle. It is conveniently accessible to both the M5 in the north and Clifton and the city centre further south.

The area is home to many reputable state and private schools, including Elmlea, Westbury Park, Badminton School, Redmaids' High School, St Ursula's School, Clifton College and Clifton High School.

Within an easy commute is a large Waitrose supermarket in Henleaze, and across The Downs, the sought-after independent retailers, bars, and restaurants of Clifton Village.

For Sale Freehold

Built between 1934 and 1935, 7 Avon Grove is a modernist house designed by architect Mark Hartland Thomas. It is one of only two known commissions that Hartland Thomas completed in partnership with his father, Bristol architect Percival Hartland Thomas. This three-storey detached house showcases some of the finest views Bristol has to offer from its elevated position, nestled away on the cliff tops of Sneyd Park.

The property has been carefully designed to ensure that the views are enjoyed by all the principal accommodation, including the sitting room, dining room, two larger bedrooms, and sun studio, all of





which are positioned on the south elevation of the property.

On the north elevation, the kitchen, bathrooms, secondary bedrooms, and garage overlook the front garden, drive and hedgerow boundary wall. Stepping inside, the open-plan hallway and sitting room are located directly opposite and feature impressive wall-to-wall and floor-to-ceiling glass, allowing light to pour into the space while perfectly framing the views of Leigh Woods in the distance.

This space features a striking double-height entrance hall with a straight staircase leading up to a first-floor galleried landing.

Between the hall and the sitting room are the original folding doors which tuck away neatly. The sitting room includes original oak shelves and cupboards, along with a small study space with integrated shelving and a desk.

The kitchen has been modernised in recent years to include gas hobs, electric ovens, wall and floor-mounted cupboards, and drawer storage, while also retaining its original larders. The first floor currently consists of four bedrooms, a family bathroom, and a principal suite complete with a dressing room and en-suite bathroom.

The stairs lead to the sun studio, which features floor-to-ceiling and wall-to-wall glazed windows offering incredible triple aspect views. A glazed door provides access to the roof, where there are currently ten solar panels installed.

Outside

One of the most noteworthy features of this property is the circa 120 metre private south-facing garden, which is gently tiered over four to five levels before opening up into woodland.

The property enjoys a paved outdoor terrace that is extremely private and enjoys much of the day's sunshine from its elevated south facing orientation. The terrace is the perfect place to entertain or enjoy alfresco dining and sunowners. It offers very private surroundings, ideal for simply sitting and unwinding while taking in the beautiful views.

Beyond the terrace is a gently sloping lawn with manicured gardens, a greenhouse, and ample room for a pool and sizable allotments subject to consent. The property features off-street parking for two vehicles as well as an attached double garage.

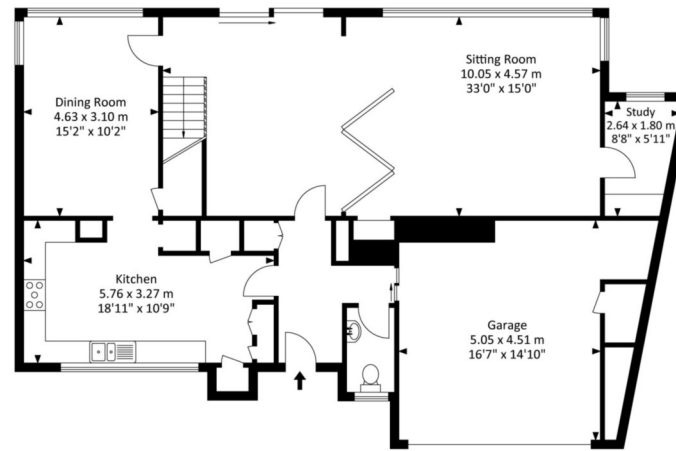
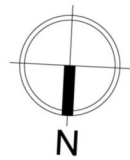
Services

Gas central heating. Solar Panels. Mains water, electricity and drains. Broadband and telephone subject to contract with supplier.

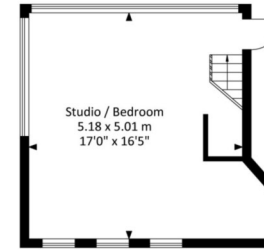


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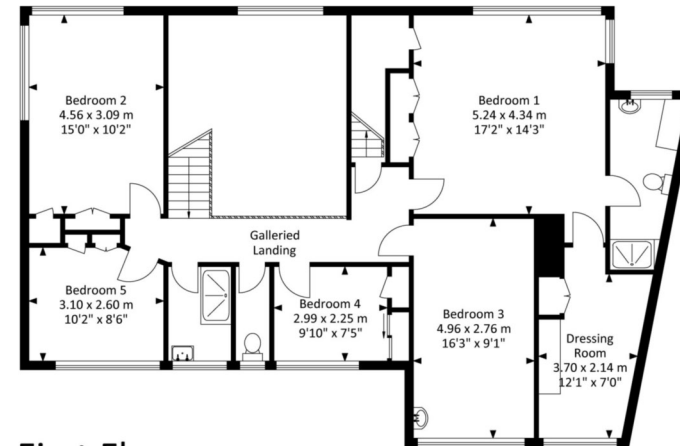
Approx. Gross Internal Area
2911.40 Sq.Ft - 270.50 Sq.M
(Total area includes garage)



Ground Floor



Second Floor



First Floor

For illustrative purposes only. Not to scale.
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.



Rupert Oliver
rupert@rupertoliver.co.uk
0117 452 3555
07780 905 200

14 Waterloo Street,
Clifton, Bristol,
BS8 4BT

rupertoliver.co.uk



clear and effective property sales



0117 452 3555
home@rupertoliver.co.uk
14 Waterloo Street, Clifton, Bristol BS8 4BT
rupertoliver.co.uk



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