



## 8 KNOLL HILL

Sneyd Park, Bristol, BS9 1RA







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A superb detached family house on a quiet and peaceful road with deep front and rear gardens, plenty of off-street parking and an integrated garage.

\* A CHARMING DETACHED FAMILY HOUSE ON A SOUGHT-AFTER ROAD IN SNEYD PARK \* DEEP FRONT AND REAR GARDENS \* GATED OFF-STREET PARKING AND AN INTEGRATED GARAGE \* SUPERB OPEN PLAN KITCHEN, DINING AND SITTING ROOM \* FAMILY ROOM \* FOUR DOUBLE BEDROOMS AND TWO BATH / SHOWER ROOMS \* UTILITY ROOM AND A SEPARATE CLOAKROOM \* EPC: C

### Situation

Knoll Hill is a quiet and sought-after location in Sneyd Park, situated just off The Downs – a green and open public space of some 400 acres situated just 300 meters away.

There are several well-known private schools in the area; most notably Badminton School for Girls, Redmaids High School and St Ursula's School; with Clifton College, Clifton High School, BGS and QEH located just across The Downs.

Within an easy commute is a large Waitrose supermarket in Henleaze, several independent shops on Stoke Hill and across The Downs numerous independent retailers, bars and restaurants in Clifton village and along Whiteladies Road.

### For Sale Freehold

Set back comfortably from the road with an attractive landscaped front garden and gated off-street parking for several cars, 8 Knoll Hill is an attractive detached house with some 2500 sq. ft of accommodation across two floors.

Over the past decade or so the current owners have significantly improved the house; creating a fabulous wrap-around kitchen, dining and family room to the rear opening out into the garden, whilst adding a generous bedroom suite across the top floor.

Sitting in the middle of its plot, with plenty of parking to the front, the house is accessed from the front drive via a covered entrance porch, or internally via the integrated garage.











From the front door there is a welcoming entrance hall with a herringbone parquet floor leading through to a useful cloakroom, and stairs up to the first floor landing.

To the front of the house is a charming sitting room with a hardwood parquet floor and square bay window overlooking the front garden; flooding the room with natural light whilst a coal effect gas fire provides an attractive feature and additional warmth in winter.

The entrance hall wraps around to the rear of the house providing access to the superb open plan kitchen, dining and family room; running the full width of the rear of the house and from front to back.

It presents a truly sociable family space with a twin set of French doors opening up into the rear garden and a set of French doors to the front opening up onto a covered loggia with views over the front garden.

The kitchen itself is beautifully finished, with a range of floor and wall mounted storage and expanse of quartz worktops and a separate wooden topped central island and breakfast bar. There is underfloor heating to the breakfast area (running across to the dining area) with plenty of room for informal dining.

Fitted appliances included a top of the range Fisher & Paykel stainless steel range cooker, an integrated dishwasher and space and plumbing for an American style fridge / freezer.

From the breakfast area the stripped wooden floor gives way to carpet and a lovely space for a formal dining table and chairs, overlooking the rear garden whilst still within eyesight of the kitchen.

This creates a fabulous space to dine and entertain opening up as it does into the open plan sitting room running down to the front of the house. This is finished with an attractive dressed stone fire surround and cast-iron wood burning stove and doors along with doors out onto the covered loggia and into the front garden beyond.

Upstairs lie some four double bedrooms with stairs leading to the first floor landing illuminated by a casement window to the half-landing adding further to the sense of natural light.

To the rear is a fabulous bedrooms suite; with a dual aspect and views over the rear garden, as well as access onto an informal roof terrace with far-reaching views towards the Avon and beyond. This bedroom has access to its own en-suite bathroom fitted with a three piece white suite comprising an oversize bath with shower above, w.c and vanity basin.









To the front of the house is a sizeable second bedroom with a full wall of built-in wardrobes and bay window; with a fourth bedroom currently dressed as a study.

To the rear is a fourth double bedroom accessed via its own landing with views over the rear garden. Shallow steps lead down into a useful walk-in wardrobe / dressing room with the potential to convert into more formal accommodation if required.

These three bedrooms are served by a beautifully appointed family bathroom; complete with Porcelanosa fittings including an oversize walk-in shower, w.c. vanity basin along with a wall-mounted heated towel ladder and casement window.

In addition there is a separate cloakroom complete with w.c and wash basin.

Downstairs, accessed either directly via the garage or internally via the kitchen is a large utility room with a tiled floor and windows overlooking the garden; with space and plumbing for a washing machine and dryer, a double Belfast sink and plenty of space for additional storage.

### Outside

The gardens are a fabulous feature of the property, with the house sitting roughly in the middle of the front and rear gardens.

To the front, the gardens are fully enclosed with gated access onto the driveway and plenty of off-street parking.

There is an expanse of lawn along with mature borders providing year 'round colour and form.

Accessed from the sitting room is an attractive covered loggia; a perfect spot to take in an evening sun-downer and catching much of the day's sun.

To the rear the house enjoys a superb garden; with a deep dining terrace leading out from the breakfast and dining area via French doors, and leading onto a generous level lawn enclosed by very deep and beautifully tended borders with an array of shrubs and plants, along with a greenhouse and a separate wooden shed.

A "hidden" path leads down one side of the garden, whilst there is useful side access from front to rear; gated to provide additional security along with a covered wood store.

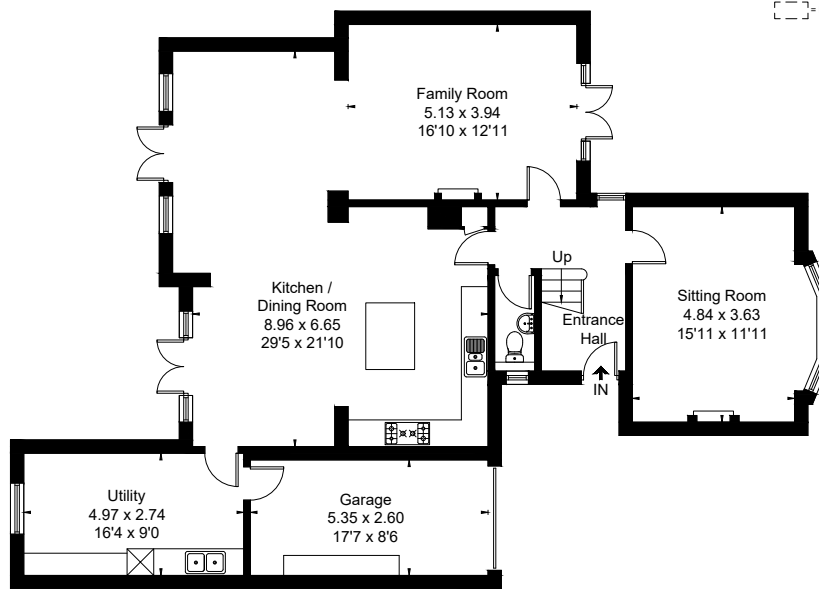
### Services

All main services connected.



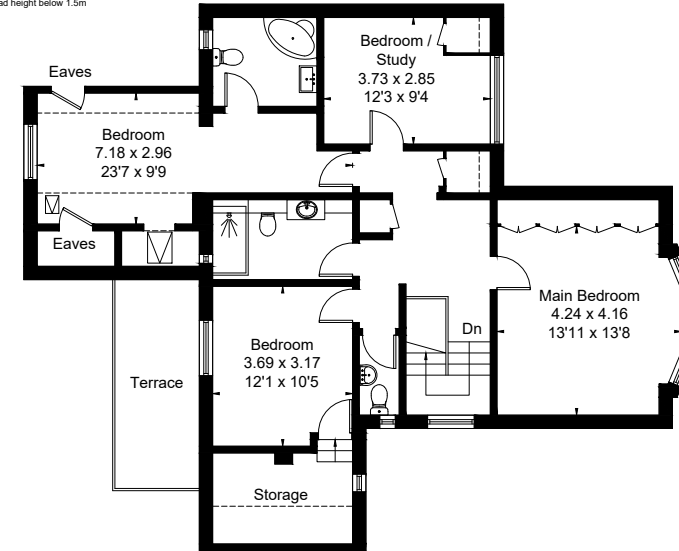


Approximate Floor Area = 233.0 sq m / 2508 sq ft  
(Including Garage)



Ground Floor

[---] = Reduced head height below 1.5m



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69166