



**The Dell, 18a Knoll Hill**  
Sneyd Park, Bristol, BS9 1RA







# The Dell, 18a Knoll Hill

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**A superb detached house on a quiet and peaceful road with plenty of gated off-street parking, detached double garage, wrap-around gardens and versatile accommodation across two floors.**

A charming detached family house on a sought-after road in Sneyd Park | Wrap-around gardens | Gated off-street parking and a detached double garage | Superb open plan kitchen and breakfast room | Snug / Study room | Family Room | Spacious sitting room | Four double bedrooms and three bath / shower rooms | Utility room and a separate cloakroom | Garden store | Roof mounted solar panels | EPC: B

## 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

The Dell is a perfectly proportioned modern house, extensively refurbished by the current owners to create a superb home offering a high degree of privacy, security and ease of maintenance.

Over the past few years the owners have comprehensively refurbished the house, including a new kitchen and three new bathrooms; new flooring throughout as well as re-rendering the exterior walls.











In addition they have made further improvements such as landscaping the wrap-around gardens, adding air-conditioning to several of the rooms, re-paving the front driveway and adding an electric front gate.

They have further improved the storage both inside and out too; fully boarding the loft space as well as adding an additional timber shed to the side of the garage.

Accessed from Knoll Hill, the wide steel & timber fronted electric gate gives way to off-street parking for several vehicles, as well as a detached double garage with an electric roller door.

A secure pedestrian gate leads into the main house and gardens, with a path leading to the covered front door flanked by landscaped gardens and full 360 degree access around the house.

Inside, a welcoming entrance porch gives space for coats and boots with a part-glazed door leading into the entrance hall.

The "ground floor" provides a series of shallow split levels, taking into account the topography of the surrounding gardens and is fitted with zoned underfloor heating (with traditional radiators across the first floor above).

Immediately off the entrance hall lie two useful reception rooms both with fitted, fully reversible, air-conditioning units; a joy in both winter and summer! The smaller is currently dressed and fitted as a home office, with the larger a stylish snug, or family games / TV room with bespoke fitted cabinets and a bay window with a recessed window seat.

A shallow flight of stairs leads down to the principal reception room with its triple aspect, superb natural light and twin sets of glazed sliding doors opening out into the garden. The raised pitched ceiling adds a tremendous sense of space, finished with a contemporary glazed wood effect gas fire.

From the entrance hall, a shallow set of stairs leads down to the kitchen, with a cloakroom accessed from the inner lobby.

The full depth kitchen / breakfast room is superb; fitted in 2024 with an expanse of natural stone, extensive range of floor and wall mounted storage and a light-filled dual aspect, with sliding glazed doors out into the garden via a covered and decked loggia. There is plenty of space for a dining table and chairs as well as a host of recessed appliances including a ceramic hob, oven, microwave combi oven, dishwasher and space for a double fronted fridge / freezer.

Accessed from the kitchen is a separate utility room, with space and plumbing for a washing machine and dryer, fitted sink, further storage and a casement window.

Upstairs, across the top floor lie four bedrooms and three bath / shower rooms, two of which are en-suite.









The master bedroom is superb; with a triple aspect running the full depth of the house and finished with reversible air-conditioning and plenty of fitted wardrobe space. The en-suite bathroom has been recently refurbished, complete with underfloor heating, a Japanese w.c, oversize walk-in shower, vanity basin and a heated towel ladder.

The second bedroom is an equally enviable suite; with a light-filled dual aspect and access to a fully-tiled and beautifully appointed en-suite shower room; complete with an oversize walk-in shower, vanity basin, Japanese w.c. and a heated towel ladder.

Bedroom three is a lovely size, complete with a fitted wardrobe, whilst bedroom four is the smallest; albeit also with fitted wardrobes and a perfect size second study / nursery or single bedroom.

These two bedrooms share a well-appointed family bathroom; also fully tiled it is finished with a panelled jet spa with an integrated shower above, vanity basin, w.c and a heated towel ladder.

All the bath / shower rooms benefit from fully opening windows allowing plenty of natural light and ventilation.

From the landing there is a loft hatch with ladder access to a spacious and fully boarded loft space, alongside access to the solar panel controller.

## Outside

The gardens of The Dell wrap-around the house, tracking the day's sun from morning through until night. Over the past few years the owner has repaved and levelled the driveway, replaced all the exterior fencing, adding an electric vehicle gate and new gutters along the roofline of the house and garage; and also replaced the outdoor decking with a more durable Smartboard composite decking.

There is plenty of space to cook and dine al-fresco, from a favoured breakfast spot to a sundowner catching the last of day's sun; whilst the owner has also installed an outdoor heated exercise pool and (inside the garage) fitted a gym – both available by separate negotiation.

## Services

All main services connected. Solar Panels. Gym equipment and heated exercise pool available by separate negotiation.

## Local Authority

Bristol City Council: Tel: 0117 922 2000

Council Tax Band: G

Directions: Post Code BS9 1RA

Viewing: Strictly by appointment with Rupert Oliver Property Agents





# Knoll Road, Sneyd Park, Bristol, BS9 1RA

Approx. Gross Internal Area

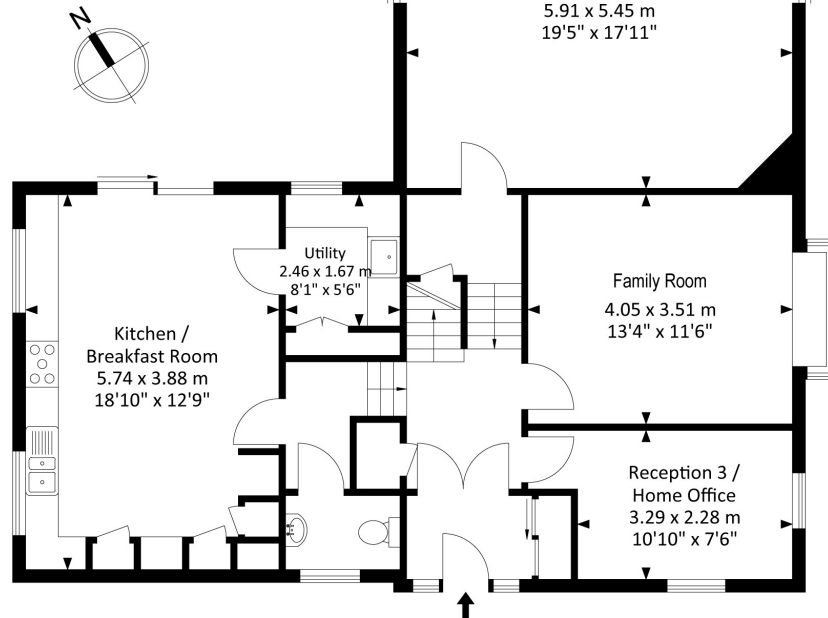
1832.60 Sq.Ft - 170.30 Sq.M

Garage Area

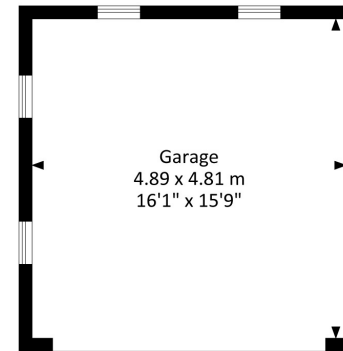
253.20 Sq.Ft - 23.50 Sq.M

Total Area

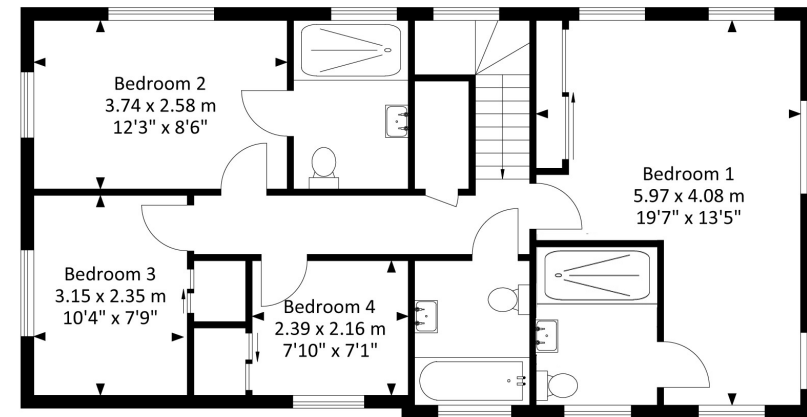
2085.80 Sq.Ft - 193.80 Sq.M



Ground Floor



Garage



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.

