



**Overwood**

Burwalls, Burwalls Road, Leigh Woods, Bristol, BS8 3DS

 **RUPERT  
OLIVER**  
property agents





# Overwood

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**An exceptional circa 2800 sq. ft family modern house with a 300 sq. ft garage on an exclusive gated estate comprising circa 5 acres of communal gardens, just moments from Clifton village.**

Stunning family home over three floors with versatile accommodation | Beautiful open plan kitchen and dining room | Separate sitting room with a wood burning stove | Study / home office and a recently built conservatory | Master bedroom suite with en-suite shower room | Guest bedroom suite and three further bedrooms | Fitted dressing room / Bedroom six | Family bathroom | Double garage and allocated visitor parking spaces | Delightful south and west facing private garden catching much of the afternoon and evening sun | Extensive communal gardens, grounds and woodland walks comprising circa 5 acres | EPC: B

## Situation

Situated in the sought-after village of Leigh Woods, Overwood is just a stroll through its private residents-only gardens to Brunel's iconic Suspension Bridge, and less than half a mile from Clifton village, with its fabulous range of independent shops, bars and restaurants.

To the North lies the Leigh Woods National Nature Reserve, some 2 square kilometres of National Trust woodland, walkways and bike paths; whilst almost opposite lies circa 800 acres of open public space forming part of the Ashton Court Estate.

Bristol is renowned for its schooling and many parents local to Leigh Woods have children at leading Bristol independent schools such as The Downs and Butcombe Prep; as well as Clifton College, Clifton High School, Bristol Grammar School, Redmaids and Badminton School for Girls.









## For Sale Freehold

Overwood is, quite simply, a superb detached modern house, situated in one of the most exclusive gated estates in the South West. Completed in 2016 it forms part of a small development of family houses and luxury lateral apartments, sharing between them some five acres of communal gardens and grounds.

With "Burwalls House" to the east (a former home of the Wills family) comprising the apartments, Overwood was built towards the western edge of the estate, accessed via a shared gated driveway from Burwalls Road. To the north is the open expanse of Leigh Woods nature reserve, whilst to the west is a further circa 800 acres of public parkland surrounding the Ashton Court estate.

Internally the house has been thoughtfully arranged, maximising its sunny position with natural light pouring in from each elevation.

The open plan family kitchen is beautifully appointed, with an oversize central island, expanse of floor and wall-mounted storage cupboards and range of integrated appliance including a wine fridge, full height fridge / freezer and a dishwasher. It is the perfect entertaining space and opens seamlessly to the dining area, with a recessed feature fireplace and bay-window.

The sitting room is exquisite, some 23' deep with a triple aspect, wood-burning stove and access via glazed French doors to a recently fitted conservatory, with air-conditioning, leading out into a west facing garden.

The sitting room wraps around into the versatile study space, equally useful as a play room or library which can also access the conservatory, via glazed French doors, and then out into the garden.

In addition the ground floor boasts a fully fitted utility room and a separate cloakroom with a w.c and wash basin.

Upstairs, the house enjoys four bedrooms across the first floor, with the master-bedroom and guest-bedroom having luxury en-suite facilities along with built-in wardrobes. Bedrooms three and four enjoy the use of a fully fitted family bathroom.

It is worth noting bedroom four has been re-furbished by the current owners to provide a walk-in wardrobe / dressing room, but could easily be returned to a bedroom space if required.

Upstairs, the owners have sympathetically converted the loft to create a suite of three rooms; comprising two double bedrooms, an en-suite cloakroom and walk-in dressing room.









## Outside

Overwood is approached by a wide paved pathway flanked by attractive mature hedging and planted borders.

The rear and side gardens enjoy a sunny south-south-west orientation, capturing much of the day's sun and have been softly landscaped for year-round colour and form.

The double garage provides space for two vehicles, with additional visitor parking available both opposite the house and closer to Burwalls House, if required. It is fully fitted with an EV charge point and has direct access into the rear garden.

The circa 5 acres of communal gardens are of course exquisite; with a huge expanse of lawn and wonderful wooded walks and shaded lawns to relax in and unwind. A real treat to have so much space shared between so few people situated between Clifton village and the open countryside.

## Services

Mains water, electricity, gas and drains. Gas central heating system.

## Local Authority

North Somerset Council: 01934 888888

Council Tax: Band G

Directions: Post Code BS8 3PT

Viewing: Strictly by appointment with Rupert Oliver Property Agents





# Burwalls Road, Leigh Woods, Bristol BS8 3DS

Approx. Gross Internal Area

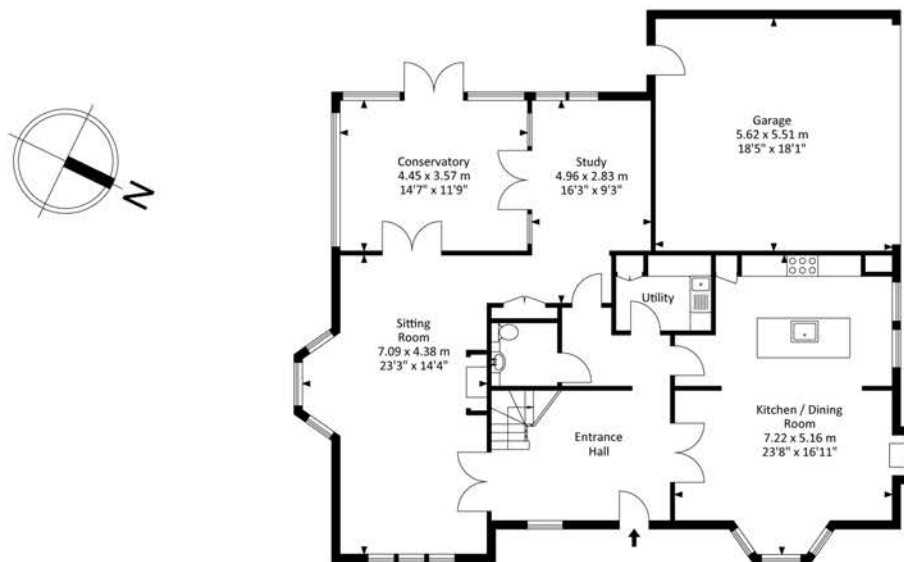
2783.35 Sq.Ft - 258.63 Sq.M

Garage Area

333.35 Sq.Ft - 30.97 Sq.M

Total Area

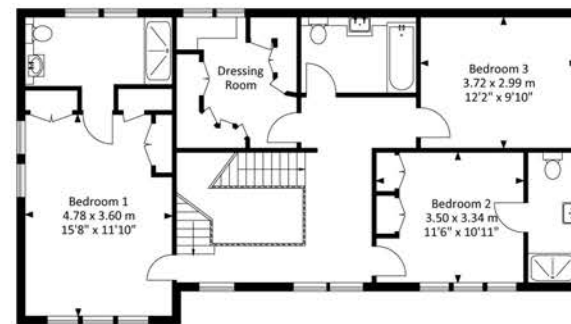
3116.70 Sq.Ft - 289.60 Sq.M



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.



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