



Leigh Lodge

3 Church Road, Abbots Leigh, Bristol, BS8 3QP



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An exceptional six-bedroom family home of circa 6333 sq. ft; beautifully refurbished by Moon Design & Build to create effortless family accommodation set in a little over an acre of gardens and grounds..

Circa 6333 sq. ft six-bedroom family home | Grade II Listed Georgian semi-detached family house | Stunning rear gardens and grounds approaching a little over 1 acre | Landscaped front garden with a gated drive, plenty of parking workshop and a garage | Heated outdoor swimming pool and enclosed pool room with gas-fired fire pit | Exquisite family kitchen with AGA opening onto the snug | Sitting room, family room and dining room | Utility, boot room and two cloakrooms | Principal bedroom with an en-suite shower and dressing room | Five further double bedrooms and three further bath / shower rooms | Playroom & fitted study space | Excellent outbuildings, established fruit cages and an outdoor kitchen / BBQ | No onward chain

Situation

Abbots Leigh is a prestigious and sought-after village just 3 miles west of Clifton village and circa 2.5 miles east of J19 of the M5.

The village, complete with a popular community owned pub and village hall, provides the perfect backdrop for families looking to live beyond the hustle and bustle of Bristol yet be closely connected to its superb amenities.

Surrounded by open countryside with distant views across open fields to the Bristol Channel the house provides plenty of space for families of all ages and size to enjoy.

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

For Sale Freehold

Leigh Lodge is a stunning family home; beautifully renovated and lovingly refurbished by the current owners who commissioned renowned Bristol based design & build firm Moon to comprehensively redesign and refurbish the house.







The result is nothing short of exquisite; with an eye-catching level of attention to detail internally, whilst simultaneously landscaping the extensive gardens and grounds externally; complete with the installation of a new heated outdoor pool, glazed summer house and the creation of garden stores, fruit beds and garden walkways.

To the front, electric double gates give way to an expanse of tarmac parking; in addition to the garage, extensive workshop and additional storage.

The front garden, neatly walled from the road and driveway with a secure pedestrian gate has also been beautifully landscaped with formal parterres centred around a Corten steel water feature.

The entrance hall is magnificent; with its original flag-stone floor opening up via an ornamental arch to the stunning turned balustrade central staircase, itself leading to the upper floors. In addition there is access to a useful cloakroom, as well as access into each of the principal reception rooms.

The sitting room is exquisite; with a stripped wooden floor and beautiful natural light flooding in from the oversize triple sash bay-window overlooking the gorgeous gardens and pool beyond. A cast-iron wood burning stove provides additional warmth in the winter whilst the attractive marble surround a focal point for the room.

Adjacent to the sitting room is a charming family room / snug – perfect for weekend sports' or family film, or to hunker down with a good book. Like the more formal sitting room next door this too enjoys views over the garden, as well as a suitably sized cast-iron stove.

From the entrance hall, the dining room provides a perfect entertaining space; adjacent to the kitchen with a stripped wooden floor and a feature open fireplace, flanked by a recessed alcove perfect for housing the drinks cabinet.

The kitchen itself is exquisite; tailored to create the very most of the space it centres around the electric AGA and over-sized island & breakfast bar. The layout is immensely sociable for both day-to-day family life as well as larger entertaining events; with a wide breakfast bar overlooking the ceramic hob – perfect if the AGA is turned off over the summer months.

Within the kitchen there is plenty of space for an informal breakfast table and chairs, with the room opening out to the rear to a charming garden room with a full-width wall of sliding glazed doors leading out to the garden itself.

To the side is a useful day-to-day door to the gated parking outside – perfect for quick entry with shopping and children, and is flanked by a beautifully-appointed boot room with space and hanging for all the family's kit, as well as access to a second ground floor cloakroom & w.c.

Off the kitchen is a separate utility room, fitted with further storage space and plumbing for a washing machine and dryer as well as a sink.





Upstairs, the original turned balustrade staircase leads to the upper floors, with a fabulous home-office engineered within the deep first floor landing space, capturing the natural light from twin sash windows.

Like downstairs, the rooms are beautifully decorated with pops of colour, individual wallpapers and feature cast-iron radiators, with enough space over the two floors for families of all ages and size.

Across the first floor lies the stunning master-suite with its dressing room and en-suite shower room, as well as far reaching views across the rear garden.

Two further bedrooms with two bath / shower rooms (one en-suite) make up the remainder of the first floor space, as well as an incredibly useful walk-in shelved linen cupboard.

Across the top floor lie three further double bedrooms as well as a playroom and well-appointed family bath & shower room; with the two rear bedrooms enjoying the best views of the house, right across the Bristol channel to Wales.

Outside

Undoubtably the gardens and grounds of Leigh Lodge help separate it from the mere "ordinary"; expertly landscaped to capture and enjoy the sun from sunrise to sunset they centre off the rear of the house, leading down to the (air-source) heated swimming pool, glazed pool house (complete with gas-fired fire-pit) and a large paved dining terrace running across the full width of the house.

The lawn literally extends into the distance, giving families plenty of room for games and outdoor activities as well as explore the mature flower beds and established fruit cages.

Towards the rear of the garden steps lead down to a mature orchard planted with a number of flowering fruit trees, leading to cast-iron gates and estate fencing opening to an established "wild-flower" garden meadow with a raised decked terrace; perfect for the ultimate evening sundowner.

To the front, double gates give way to an expanse of parking, complete with a garage, generous workshop, store and double pedestrian gates leading to the rear garden and outdoor kitchen / BBQ.

SERVICES: Oil-fired central heating, Air source heat pump (to pool) and solar panels. Mains water and electricity. Private drainage (septic tank). Full Fibre broadband available by contract with supplier.

Local Authority : North Somerset Council: 01934 888888
Council Tax: Band H

Directions: Post Code BS8 3QP

Viewing: Strictly by appointment with Rupert Oliver Property Agents



Church Road, Abbots Leigh

House

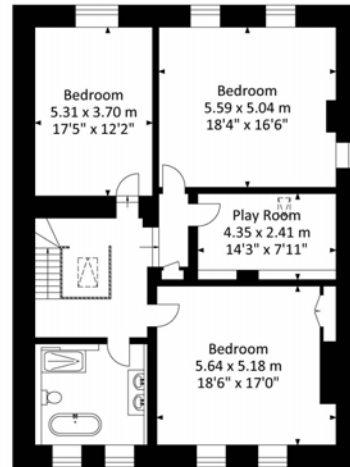
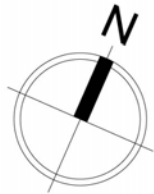
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Outbuildings(Inc.Garage)

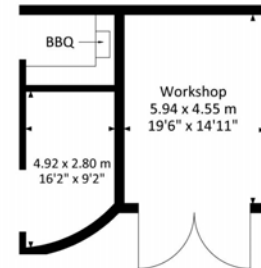
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Total

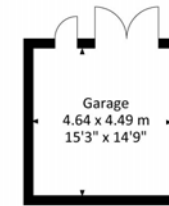
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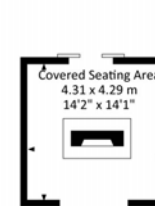
Second Floor



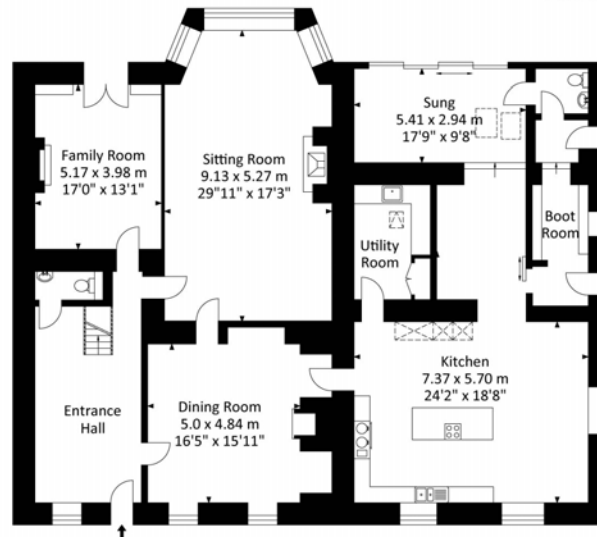
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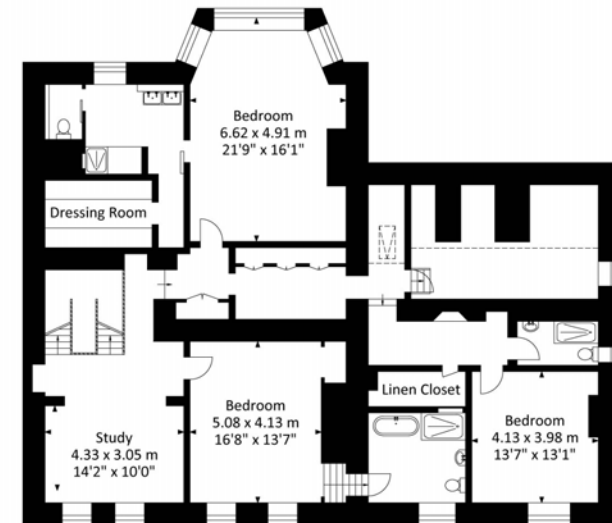
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(Not Shown In Actual Location / Orientation)



Ground 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.