



Church Road, Abbots Leigh, Bristol

This five-bedroom family home is arranged over two floors, with large open plan living space, south-west facing garden and ample parking.

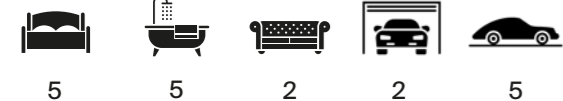
The Property

This five-bedroom family home is arranged over two floors, with large open plan living space, south-west facing garden and ample parking.

This spacious home features a welcoming entrance hall, with a solid oak and glass staircase. The main living area, which is an impressive, open-plan space boasting of a state-of-the-art kitchen, with a triple oven, a kitchen island and a useful breakfast bar, underfloor heating throughout and bi-fold/sliding doors to a southwest-facing patio and garden. The high ceilings and bifold doors allow for great natural light and adds to the spacious feel. The high specification of the kitchen continues through to the utility space and boot room, which has separate rear access to the garden.

The ground floor also hosts a double bedroom with ensuite shower room, a second bedroom that can serve as a study and a family shower room.

Upstairs, on the first floor are three large double bedrooms all with ensuite shower rooms, with the principle suite offering a large dressing room, bespoke wardrobes, a bath/shower room, and a vaulted bedroom area.



Outside

Outside there is ample driveway parking, automated gates, and a double garage. At the rear of the property is a patio / BBQ area which overlooks the rear, southwest facing lawn.

The house comes with a Home Proof New Build 10-year warranty.

Location

Abbots Leigh is a sought-after village near Bristol, with a church, pub, cafe, and village hall nearby. Clifton Village is two miles away via the Suspension Bridge. Junction 19 of the M5 is four miles away, and Bristol International Airport is eight miles away.

Enjoy walks at Abbots Pool, Leigh Woods, and The Avon Gorge from your doorstep.



Property information

Local Authority: North Somerset Council

Tenure: Freehold

Council Tax Band: G

EPC: B

Guide Price: £1,550,000

Viewings: By appointment through sole selling agent Knight Frank

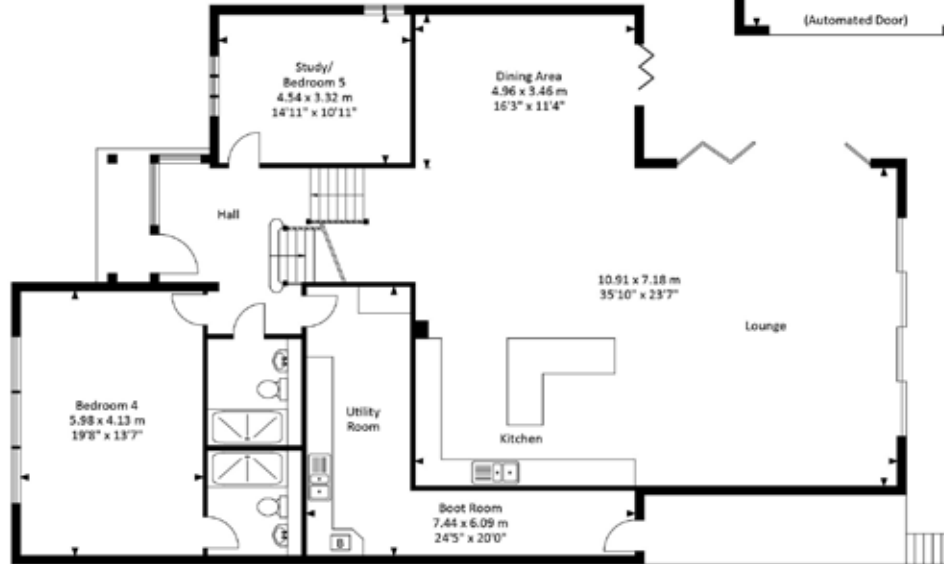
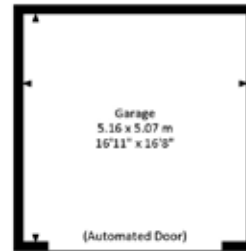


Approximate Gross Internal Floor Area

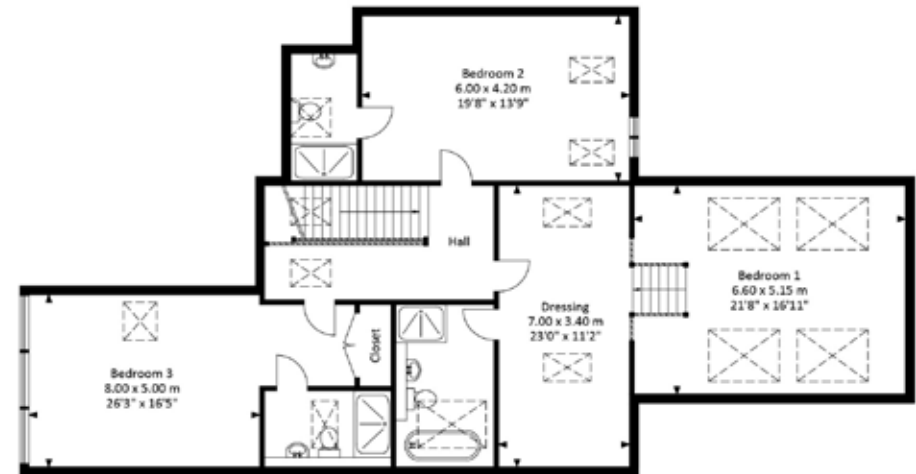
Total Area (Incl. Garage) = 343.91 sq m / 3,701.81 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor

Knight Frank Bristol

1 The Mall

Clifton

BS8 4HR

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [August 2024]. Photographs and videos dated [August 2024].

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