

7 Avon Grove

Bristol





Striking 1930s modernist residence in Bristol offering panoramic views of the Avon Gorge. An architectural gem with original features and double garage set within south-facing tiered gardens.



Summary of accommodation

Main House

Ground Floor: Kitchen | Sitting Room | Dining Room | Study | WC | Integral garage
First Floor: Principal bedroom with ensuite and dressing room | Four additional bedrooms | Shower room, WC
Second Floor: Sun room/Studio

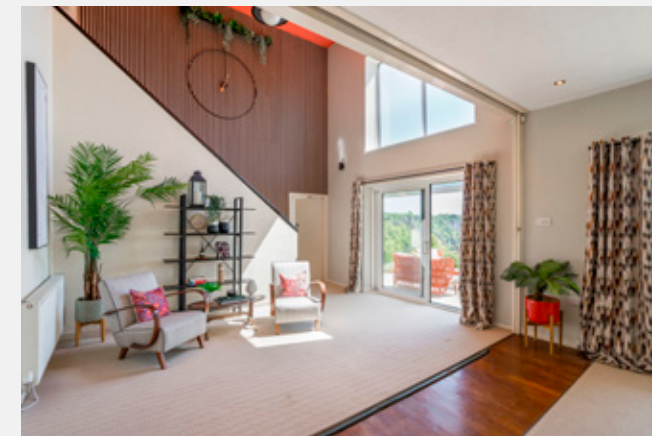
Situation

(Distances and times are approximate)

Nestled in the prestigious enclave of Sneyd Park, Avon Grove enjoys a tranquil and elevated setting just moments from the natural beauty of the Avon Gorge and The Downs. This is a highly sought-after residential area with Clifton Village, Whiteladies Road and Bristol's city centre all within easy reach.



The nearby motorway network and Bristol Temple Meads railway station provide convenient access to London and the wider South West, and Bristol Airport is just a 30 minute drive away.



The Property

7 Avon Grove represents a rare opportunity to acquire one of Bristol's finest Modernist homes, in one of its most coveted residential locations.

Set high on the cliff tops of Sneyd Park, Avon Grove is a rare and remarkable example of 1930s Modernist architecture.

Designed between 1934 and 1935 by architect Mark Hartland Thomas in collaboration with his father, noted Bristol architect Percival Hartland Thomas, this unique three-storey detached home commands some of the most breathtaking views across the Avon Gorge.

Occupying an elevated and discreet position, the house has been thoughtfully orientated to maximise its southern aspect. The principal rooms — including the sitting room, dining room, two generous bedrooms and the sun studio — are arranged along the south elevation to capture the ever-changing light and panoramic views across Leigh Woods and the iconic Clifton Suspension Bridge.

The home opens with an impressive double-height reception room, flooded with natural light from floor-to-ceiling windows, where a central staircase leads to a galleried landing. Original features, including folding partition doors between the reception and sitting room, as well as built-in oak shelving, cupboards, and a discreet study nook, have been beautifully preserved.

The kitchen overlooks the front lawn and driveway through picture windows with integrated appliances, cabinetry and some original larder units. Off the entrance hall, there is a downstairs WC and access to the integral double garage.

Upstairs, the first floor comprises four well-proportioned bedrooms, a family bathroom and separate WC and a spacious principal suite with private dressing room and en suite shower room. At the top of the house, the sun studio enjoys remarkable triple-aspect glazing to enjoy the striking views, opening onto the rooftop where ten solar panels are discreetly installed.



Outside

Externally, the property truly excels. A beautifully paved south-facing terrace provides an exceptional space for entertaining or alfresco dining. Beyond, a series of tiered garden levels unfold over approximately 120 metres, featuring manicured lawns, mature planting, a greenhouse, and potential for further landscaping or development (subject to the necessary consents). At the lower reaches, the garden opens into a peaceful wooded setting.

The property also benefits from off-street parking and an integral double garage, offering ample storage.

Property Information

Tenure: Freehold

Local Authority: Bristol City Council

Council Tax: Band G

EPC: C

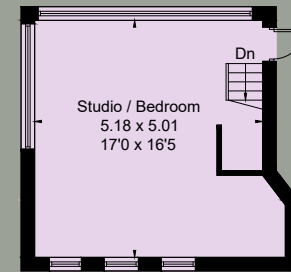
Guide Price: £1,950,000
Sold with no onward chain.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

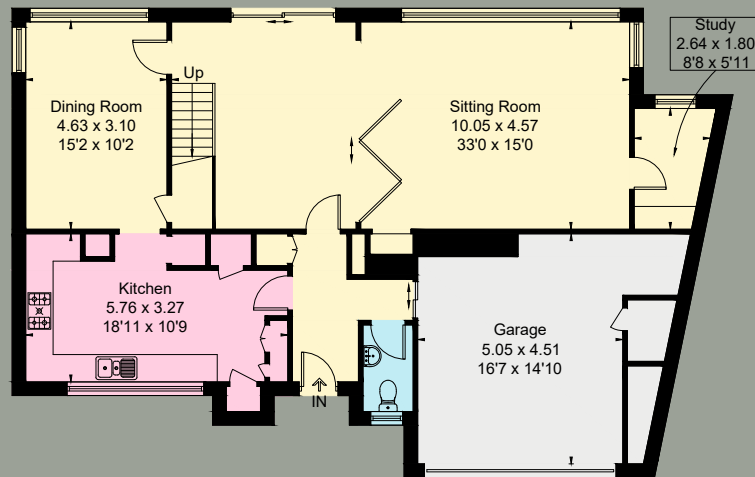
Approximate Gross Internal Floor Area

Total Area: 270.5 sq m / 2911.40 sq ft (Including Garage)

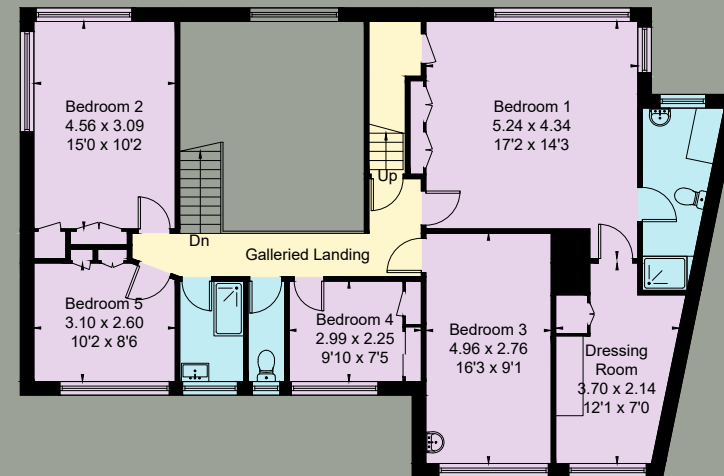
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor



Ground Floor



First Floor

Bristol

1 The Mall

Clifton

BS8 4DP

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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 May 2025. Photographs and videos dated April 2025.

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