

Inwoods, Abbots Leigh, North Somerset



A superb contemporary house with annexe and with open views over adjoining green belt land.

Summary of accommodation

Ground floor Reception hall with gallery | Kitchen/breakfast room/sitting room/dining room | Snug | Study | Two bedrooms | Home office/bedroom 5 | Utility room | Cloakroom

First floor Principal bedroom with en suite bath/shower room | Bedroom 2 with en suite shower room

Annexe/wing Entrance lobby | Living room/kitchen | Bedroom | Shower room

Outside Timber garage and car port | Generous parking | South-facing garden

Bristol Suspension Bridge 1 mile, M5 (J19) 3.6 miles, Bristol City Centre 6.2 miles, Bristol Airport 9.2 miles, Bristol Temple Meads (London Paddington), 5.3 miles Cribbs Causeway, Regional Shopping centre 9.7 miles

(Distances and times approximate).





The property

Inwoods is situated in a lovely and enviable tucked away setting, off Abbots Leigh Road, backing on to green belt land and wide open views to woodland, which is half owned by the Woodlands Trust and half owned by the National Trust, through which there are many walks.

Built as a chalet, Inwoods was purchased by the present owner in 2017 and was redesigned and rebuilt with high energy and low maintenance in mind, completing in 2019. It is now a beautiful contemporary house over two levels with all rooms taking advantage of its setting either with views over its south-facing private garden, or over open adjoining green belt land to woods. The east wing which is built and finished to the same high standard as the main house with bedroom, living room/kitchen, shower room and entrance lobby is accessed either from the main house, or from an external entrance, and could easily provide a self-contained wing, home office, or become integrated with the main accommodation.

The interior has been designed with an emphasis on space and light. There are solid oak floors throughout, and the generous glazing bathes the spaces with light. All bath/shower rooms are fitted to a very high specification. The reception hall is a most impressive wide full height entrance with an oak staircase rising to a gallery landing with glazed balustrade. The bespoke breakfast kitchen/dining/sitting room is stunning with a central enclosed modern tunnel fire separating the kitchen and sitting area. Bi-fold doors open to the south facing garden. The well fitted kitchen area with island unit, is fully equipped with built in appliances including oven, combination microwave oven, induction hob, dishwasher, warming drawer, wine fridge, fridge and freezer. The family room, playroom/bedroom six, and utility room, are located off the kitchen with the family room having an enclosed glazed log effect LPG fire on a raised hearth, and French door opening to the garden. Two further bedrooms each with an en suite shower room, and study, are accessed off the reception hall.



On the first floor, off the gallery landing, the superb principal bedroom with en suite bath/shower room, further bedroom with en suite shower room, all have vaulted ceilings and all have an open view over adjoining green belt land to woodland.













Outside

Inwoods is approached over a single track no through lane which branches off to give access to its sweeping drive with detached oak framed timber single garage with car port. The drive continues to a gravel parking area for a number of cars. Outside the annexe, to the east, an enclosed garden laid to gravel and paving stones, adjoins the green belt land with lovely views.

The attractive south-facing garden is enclosed and very private. It is laid to an expanse of level lawn with shaped borders, planted with a variety of flowering shrubs and ornamental trees, including a Weeping Willow inset in the lawn. There are raised flower beds, and shaped decking immediately outside the kitchen/ dining/sitting room, accessed through bi-fold doors, making this an ideal area for entertaining.

Property Information

Services: Mains water and electricity are connected to the property. Private drainage. Oil fire central heating. Underfloor heating to ground and first floors. Triple glazed windows. LPG to log effect fires.

Local Authority: North Somerset: 01934 888 888

Tenure: Freehold.

Council Tax Band: G

Guide Price: £2,350,000

Directions (Post Code BS8 3QA)

When on the A369 from the Clifton Suspension Bridge direction follow the road to the Beggar Bush Lane traffic lights. At the traffic lights turn immediately right on to a single track no through lane. The entrance drive for Inwoods is seen ahead.

Viewing

Strictly by prior appointment with the Knight Frank, LLP.





Approximate Gross Internal Floor Area

Main House = 303 sq m / 3,264 ft

Annexe = 68 sq m / 730 sq ft

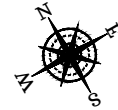
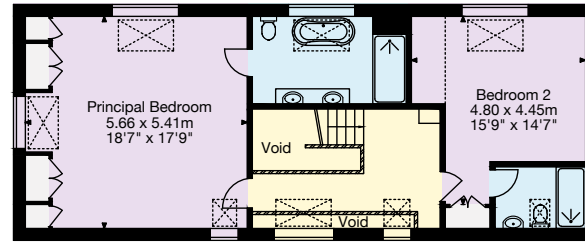
Garage/Carport = 29 sq m / 309 sq ft

Total Area = 400 sq m / 4,303 sq ft

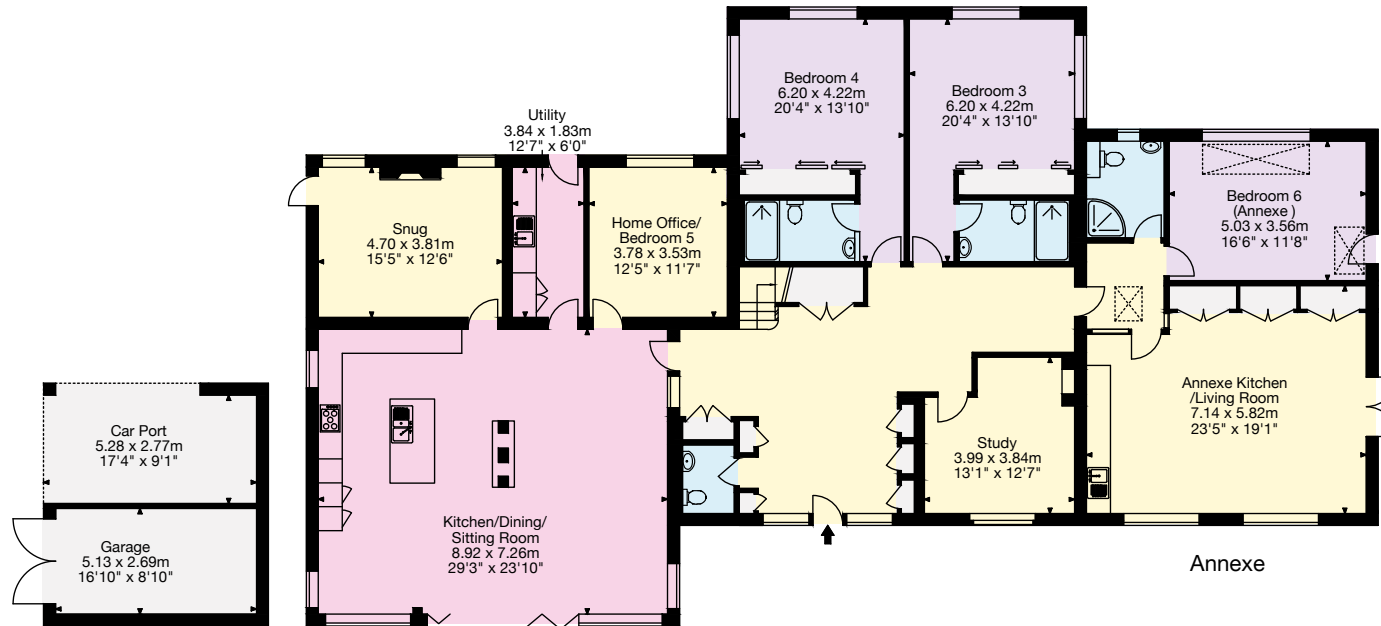
This plan is for guidance only and

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.



First Floor



Garage/Car Port

Ground Floor

Annexe

Knight Frank Bristol

1 The Mall

Clifton

BS8 4DP

knightfrank.co.uk

I would be delighted to tell you more

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Particulars dated April 2022. Photographs and videos dated April 2022.

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