



WESTFIELD

**WESTFIELD
ABBOTS LEIGH
BRISTOL**

WESTFIELD, MANOR ROAD, ABBOTS LEIGH, BRISTOL, BS8 3RP

An attractive double fronted semi-detached house located in an enviable position with a magnificent 130ft (39.6 meters) rear garden backing onto open farmland. Originally built in the 1930's Westfield underwent a comprehensive programme of extension in 1991 to create a sizeable and comfortable four-bedroom family home with generous room proportions throughout. These include a 23'9 x 14'10 (7.25 x 4.51m) living room, a fantastic 20'4 x 12' (6.19 x 3.65m) kitchen breakfast/family room and an impressive master bedroom measuring 16'5 14'10 (5 x 4.51m). Other notable features include a recently landscaped, gated driveway allowing parking for four to five cars that in turn gives access to a single, integral garage. The property is offered in what we regard to be a high standard of decorative order with tasteful, neutral colours schemes throughout. Without doubt however, one of the most notable attributes to this fine family home is the 130' by 56' (39.6 x 17m) rear garden that enjoys a south easterly aspect and backs directly onto open farmland thus providing a truly open, rural outlook. In summary, this is a fantastic family residence in a highly regarded village so close to the convenience of the city.

SUMMARY OF ACCOMMODATION

Entrance hall, cloakroom, study, living room, kitchen/ breakfast/ family room and utility to the ground floor. First floor: landing with access to loft space and doors leading to master bedroom suite (with en-suite shower room) three further double size bedrooms served by a family bath/ shower room. Outside: aforementioned rear garden measuring 130' x 56' (39.6 x 17m) and frontage comprising landscaped driveway allowing parking for four to five cars measuring 38 x 55 (11.5 x 16.7m) leading to integral garaging. Overall plot size 0.23 of an acre (0.09 HA)

OTHER INFORMATION

VIEWING: Strictly by prior appointment with Hydes Of Bristol.

TENURE: We are advised the property is Freehold.

SERVICES: Mains electricity and water, private drainage,
Oil fired central heating.

INTERNET SPEEDS (SOURCE OFCOM): Broadband 23Mbps (Standard)
or 1000 Mbps (Ultrafast).

WEB SITE: www.abbotsleigh.org.uk

LOCAL AUTHORITY: North Somerset Council (01934 888888)

COUNCIL TAX BAND: Band E - £2504.29p payable for 2023/2024.

LOCATION

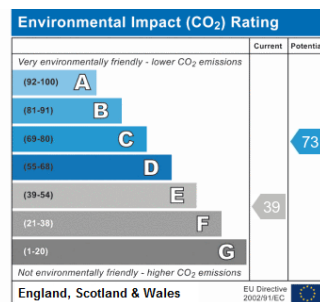
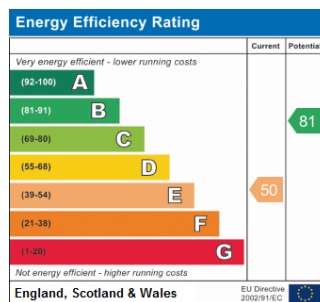
Abbots Leigh is regarded by many as one of the most sought after villages on the outskirts of the city with its own Church, public house and village hall all being within half a mile of the property. Clifton Village is situated approximately two miles away across Isambard Kingdom Brunel's world-famous Suspension Bridge and the city centre approximately three and a half miles. Junction 19 of the M5 gives access to the UK motorway network and can be found within four miles and Bristol International Airport around nine miles.

For those that enjoy country pursuits such as walking, riding, mountain biking wildlife and local beauty spots, a network of public footpaths lead out of the village for the enjoyment of the surrounding countryside. A variety of beautiful walks including Abbots Pool and the Avon Gorge (in itself a designated area of special scientific interest and natural beauty) are on offer quite literally from the doorstep.

An active village community enjoys regular use of amenities such as a well-tended village field with children's play area and boule pitch, the Holy Trinity church, a village hall with attached gymnasium and The George public house. The area is well served for schooling in both the state and private sectors.

DIRECTIONS

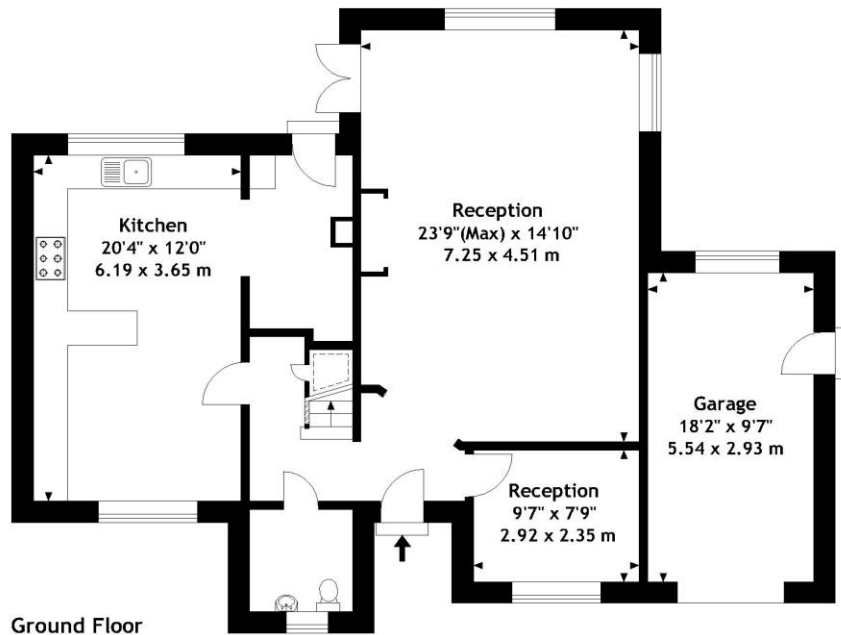
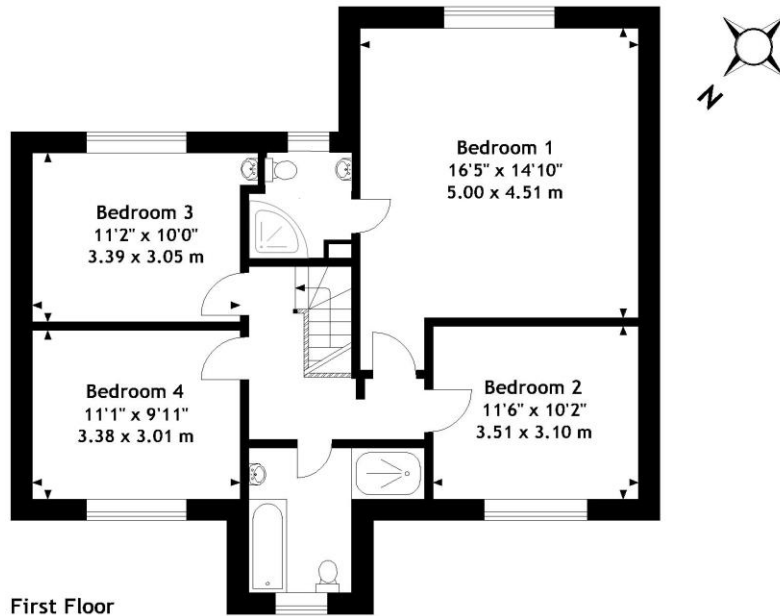
(From Clifton) Depart Bristol across the famous Clifton Suspension Bridge on the B3129 (£1 toll) as far as the traffic lights opposite the gates to Ashton Court. Turn right at these traffic lights onto the A369 towards Portishead. After about half a mile carry straight on at the next set of traffic lights continuing on the A369. Again, after about half a mile you will observe The George public house on your left hand side. Turn left at The George onto Manor Road and after approximately one hundred yards observe the gated driveway on your left-hand side.



IMPORTANT NOTE

Hydes Of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.

Westfield, Manor Road, Abbots Leigh Bristol BS8 3RP
 Approx. Area 1600.31 Sq. Ft - 148.67 Sq. M



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.
 Floor plan produced by Westcountry EPC



ESTATE AGENTS
28 Princess Victoria Street, Clifton,
Bristol, BS8 4BU

Tel: (0117) 973 1516
Website: www.hydes.co.uk
Email: post@hydes.co.uk

