



**BROADOAKS  
LEIGH WOODS  
BRISTOL**

# 4 BROADOAKS, NORTH ROAD, LEIGH WOODS, BRISTOL, BS8 3PN

**A truly individual, recently-constructed, detached residence of some 4,300 square feet situated in a private road on a commanding plot overlooking the Avon Gorge. The property offers far reaching views over Clifton, landmarks of the city, as far afield as Lansdown, Bath on the horizon.**

This exclusively commissioned house occupies a stunning position on the very edge of the Avon Gorge looking towards the historic Georgian terraces of Clifton over the top of Bristol's iconic, world-famous suspension bridge. Nestled away at the top of a private road, the house was constructed in 2012 within the highly desirable Victorian suburb of Leigh Woods. As the crow flies, the property is only 700 metres away from the fashionable shops, boutiques and restaurants of Clifton Village, being in closer proximity than some other parts of Clifton itself!

For those that are not attuned to the area, it is important for us to emphasize how rare it is to have such a young, detached house with more lateral living space and ample private car parking so close to the amenities of Clifton. Offered for sale for the first time since conception, this is a truly unique find, providing hugely practical benefits to those upsizing with family, or perhaps even downsizing without. Given the age of the property there is also a significant benefit of greatly-reduced maintenance demands which might hold particular appeal for those seeking something that can be "locked up and left".

It should also be noted that this sale offers no onward chain so will suit those that are seeking a timely acquisition.

## SUMMARY OF ACCOMMODATION

Built to a completely bespoke design to embrace the way in which most of us aspire to live today, through a more lateral design with open plan configuration, most notably, the ground floor living spaces. The current owners commissioned the detail of the build to exacting standards with a very high specification including underfloor heating, hard wiring for media requirements and air conditioning to name only a few. On entering the house, a most welcoming, galleried entrance hallway leads off in all directions to the generously proportioned living spaces of which there are, essentially, four reception rooms. A fantastic treble aspect 10 x 7 m open plan kitchen/dining/living space is comprehensively equipped and has direct access to the level, lawned garden.

(Continued)

The first floor offers a magnificent landing with double doors to a central atrium that takes full advantage of the wonderful views, encompassing the terraces of Clifton and further afield, over countryside on the far eastern horizon. The galleried landing gives direct access to four beautifully appointed bedroom suites, three of which have sumptuous ensuite bath & shower rooms, including the master suite complete with a large dressing room.

Outside, a detached garage offers good-sized accommodation above that is presently used as a gymnasium. However, this could be easily adapted to provide ancillary accommodation or office space, as desired. The garaging is approached across a spacious, stone and resin finished driveway that gives an unusual amount of visitors' car parking space and is approached through automated entrance gates with intercom. The easily accessible, level garden provides pleasant, private entertainment space and has uninterrupted exposure to the southerly sunshine, with an expanse of open sky, accentuated by the elevation of the site.

## LOCATION

Leigh Woods is a highly sought-after location on the very edge of the city on the opposite side of the dramatic Avon Gorge - a designated Site of Special Scientific Interest. The fashionable shopping district of Clifton is well within a mile and is accessible across Isambard Kingdom Brunel's world-famous Clifton Suspension bridge that was constructed in 1864. The area offers a rich history and is framed by ancient woodland and the aforementioned suspension bridge. Since development began in the late 19th-Century, this highly-regarded residential area has grown into homes for over three hundred households.

More comprehensive amenities within the city centre are within three miles, accessible by local bus services. For the active, a host of sporting, social and recreational facilities are readily available in and around the area, with two reputable golf courses in nearby Failand and Long Ashton. The beautiful open grounds of Ashton Court Estate are ideal for walking, horse riding and mountain biking. The subject property offers near-immediate access to Leigh Woods itself, which comprises some 200 hectares of ancient woodland, owned and managed by the National Trust and ideal for family walks, running and cycling. As previously mentioned, Leigh Woods and the Avon Gorge represent Area of Special Scientific Interest, rich in protected woodland and associated wildlife. Deer, rare butterflies and birdlife (including cuckoos, peregrine falcons and red listed species) are prevalent adding to this truly unique and coveted environment that unusually has the city quite literally on the doorstep.

## OTHER INFORMATION

**VIEWING:** Strictly by prior arrangement with Hydes Of Bristol.

**TENURE:** We understand the property to be Freehold.

**SERVICES & SPECIFICATION:** Mains gas (gas-fired, underfloor central heating with a renewed boiler installed in 2024), electricity, water and drainage. Electric car charging point and facilities for high-speed broadband (Superfast – Highest Download 80 Mbps). Mobile Phone Coverage: Data and voice available for 02, EE, Three and Vodafone. Entrance intercom, remote access, CCTV and hardwiring in place for media throughout (including the bedrooms). Air conditioning to master and guest bedroom suites as well as gym. Kitchen appliances are mostly Meile and the bath/shower room sanitary wear is by Duravit.

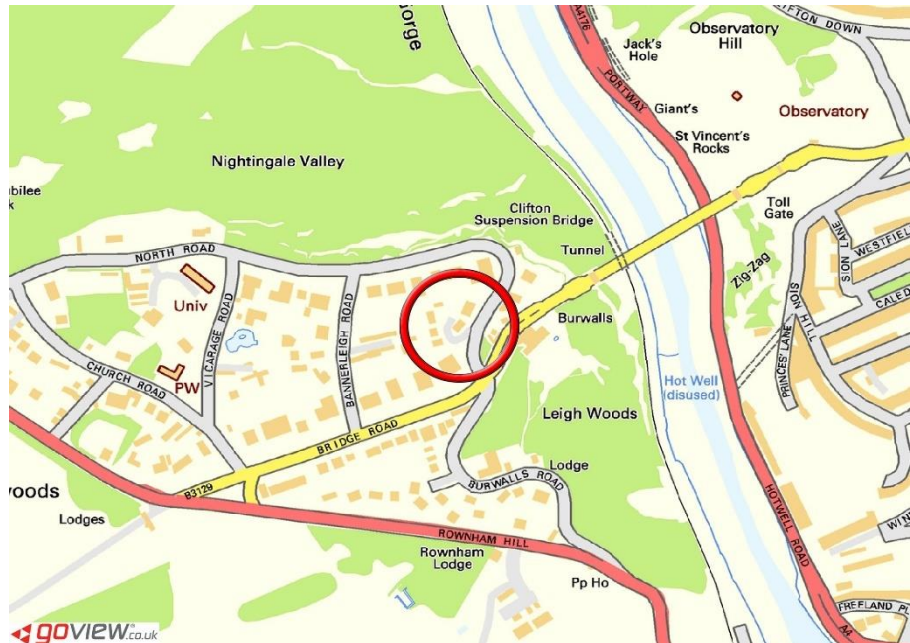
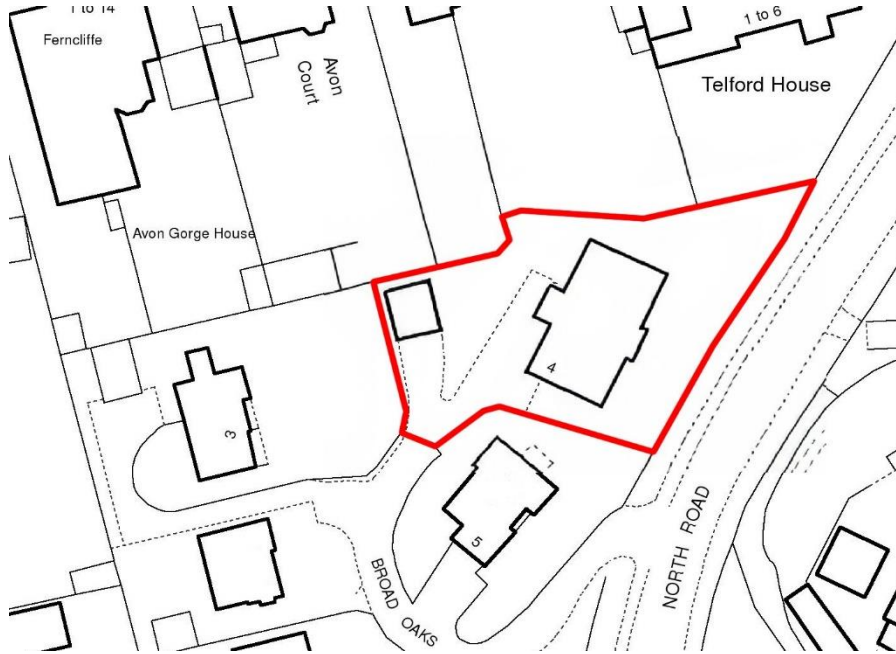
**LOCAL AUTHORITY:** North Somerset Council (t:01934 888888) or [www.n-somerset.gov.uk](http://www.n-somerset.gov.uk)

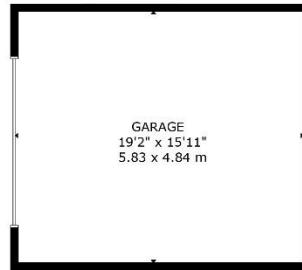
**COUNCIL TAX BAND:** Band H (£4,292.96 payable for 2024/2025).

**NATIONAL TRUST:** [www.nationaltrust.org.uk/leigh-woods](http://www.nationaltrust.org.uk/leigh-woods)

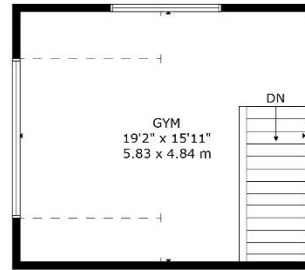
**ENERGY PERFORMANCE RATING: C (76) with a potential of C (80).**

Score	Energy rating	Current	Potential
92+	A	76 C	60 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

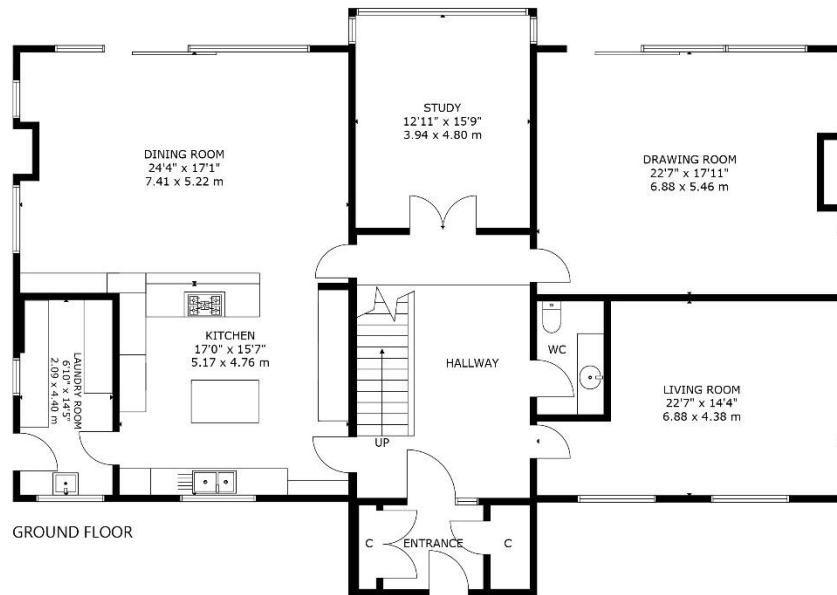




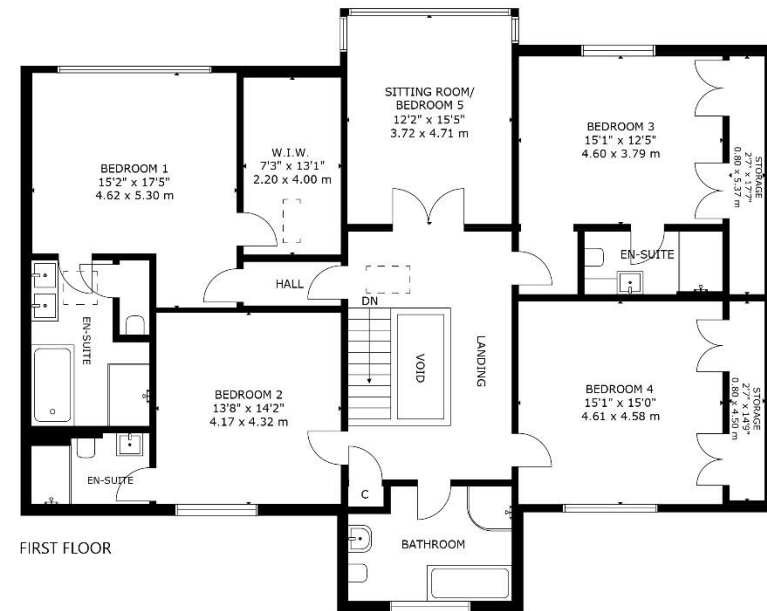
GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



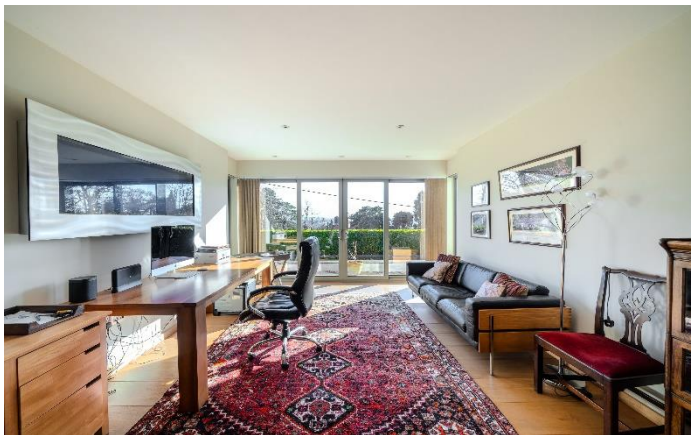
FIRST FLOOR

4 BROAD OAKS, LEIGH WOODS  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 4,334 SQ FT /402 SQ M

### **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.









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

**Tel: (0117) 973 1516**  
**Website: [www.hydes.co.uk](http://www.hydes.co.uk)**  
**Email: [post@hydes.co.uk](mailto:post@hydes.co.uk)**

