



12 Ridgewood

Knoll Hill, Sneyd Park, Bristol, BS9 1QZ

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A truly exceptional two-bedroom lateral apartment occupying a commanding position on Knoll Hill, presenting spectacular, uninterrupted views over the River Avon toward the canopy of Leigh Woods. Complete with a private balcony, garage, off-street parking and beautifully maintained communal gardens.

Panoramic, far-reaching views over the River Avon and the scenic canopy of Leigh Woods | 27-foot double reception room designed for seamless indoor-outdoor living | A secluded balcony ideal for al-fresco dining and entertaining | Modern High-Spec Kitchen: Comprehensively upgraded kitchen with premium Caple and Bosch appliances | Generously proportioned bedrooms featuring double-glazed sash windows and integrated storage | Stylishly finished family bathroom with contemporary tiling and a large heated towel rail | A highly coveted private garage, additional off-street parking and ample internal storage | Access to beautifully manicured, expansive lawns and shared green spaces | An ideal opportunity for downsizers, professional couples and first-time buyers alike | EPC: D

Situation

Knoll Hill is a remarkably quiet and highly sought-after residential address in Sneyd Park, widely regarded as one of Bristol's premier suburbs. The property is positioned just moments from the open green spaces of The Downs—some 400 acres of protected parkland offering an invaluable escape for walking and recreation.

The area is exceptionally well-connected. Within a short commute is the bustling suburb of Henleaze, complete with a large Waitrose supermarket, alongside a charming array of independent shops, cafes and bakeries on Stoke Hill. Just across The Downs, the vibrant hubs of Clifton Village and Whiteladies Road provide an outstanding selection of boutiques, award-winning restaurants and bars.

For families, the location offers easy access to some of the city's finest independent schools, including Badminton School for Girls, Redmaids' High, Clifton College and Clifton High School. Transport links are excellent, with efficient arterial routes leading directly to Bristol Temple Meads, the city centre and the M4/M5 motorway networks.

Description

12 Ridgewood offers a rare and exciting opportunity to secure a beautifully proportioned lateral apartment that combines modern, high-specification interiors with some of the most dramatic views Bristol has to offer. The property has been carefully curated to maximize natural light and spatial flow, making it as much a peaceful retreat as it is a fantastic space for hosting.





Upon entering, you are welcomed by a broad and inviting reception hall. This generous entrance space immediately sets a tone of comfort and openness, offering ample practical room for greeting guests, alongside dedicated space for coats, shoes and everyday storage.

To the immediate left of the hall lies the family bathroom, which has been recently refurbished to an exemplary standard. The space is beautifully appointed, featuring contemporary floor-to-ceiling tiling, a deep panelled bath with an integrated shower overhead, a stylish vanity unit with a wash basin and a large, heated towel rail.

Directly opposite the bathroom are two excellent double bedrooms. Both rooms have been designed to frame the apartment's defining feature: a spectacular, elevated view over the winding River Avon toward Leigh Woods. The changing seasons provide an ever-shifting, beautiful backdrop through large, double-glazed sash windows that flood the rooms with natural light. Both bedrooms comfortably accommodate king-sized beds with accompanying bedside furniture and benefit from excellent built-in double wardrobes.

Further down the hall, the gorgeous kitchen has been newly installed within the last four years to an exacting standard. It is fitted with an extensive range of high-quality wall and base units, complemented by generous work surface space. Cooks will appreciate the suite of premium integrated appliances, including a Caple fridge-freezer, a Caple hob and oven, a built-in Caple microwave, a Bosch dishwasher and a Logik washing machine. A deep, built-in larder cupboard provides superb dry-food storage. A large, double-glazed sliding window frames a lovely outlook over the surrounding greenery and keeps the space exceptionally bright.

The piece de résistance of this magnificent apartment is the spectacular 27-foot sitting and dining room. Spanning the depth of the property, this expansive room is flooded with natural light from large sliding windows to the rear. On the opposite side, wide sliding glass doors open directly out onto a private balcony. This elevated outdoor space is perfectly proportioned for al-fresco dining and entertaining friends against the backdrop of the immaculately kept communal gardens below and the majestic woods beyond. A dedicated outdoor cupboard keeps balcony essentials neatly tucked away. In the warmer months, this grand living room transforms into a beautiful indoor-outdoor pavilion, offering a highly configurable layout that effortlessly adapts to grand dining occasions or relaxed evening lounging.



Outside

12 Ridgewood is set within peaceful, beautifully maintained communal grounds. The gardens are immaculately kept, featuring sweeping lawns, mature trees and flowering borders that provide a wonderful sense of privacy and green space.

In addition to the private balcony, the property boasts the incredibly rare and highly coveted bonus of a private garage with an up-and-over door, alongside additional off-street parking.

Services: Mains water, electricity and drainage.

Local Authority: Bristol City Council: Tel: 0117 922 2000

Viewing: Strictly by appointment with Rupert Oliver Property Agents

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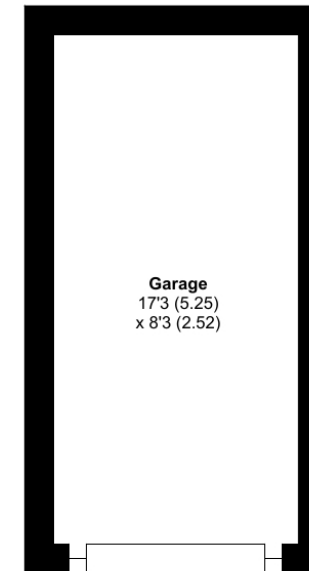
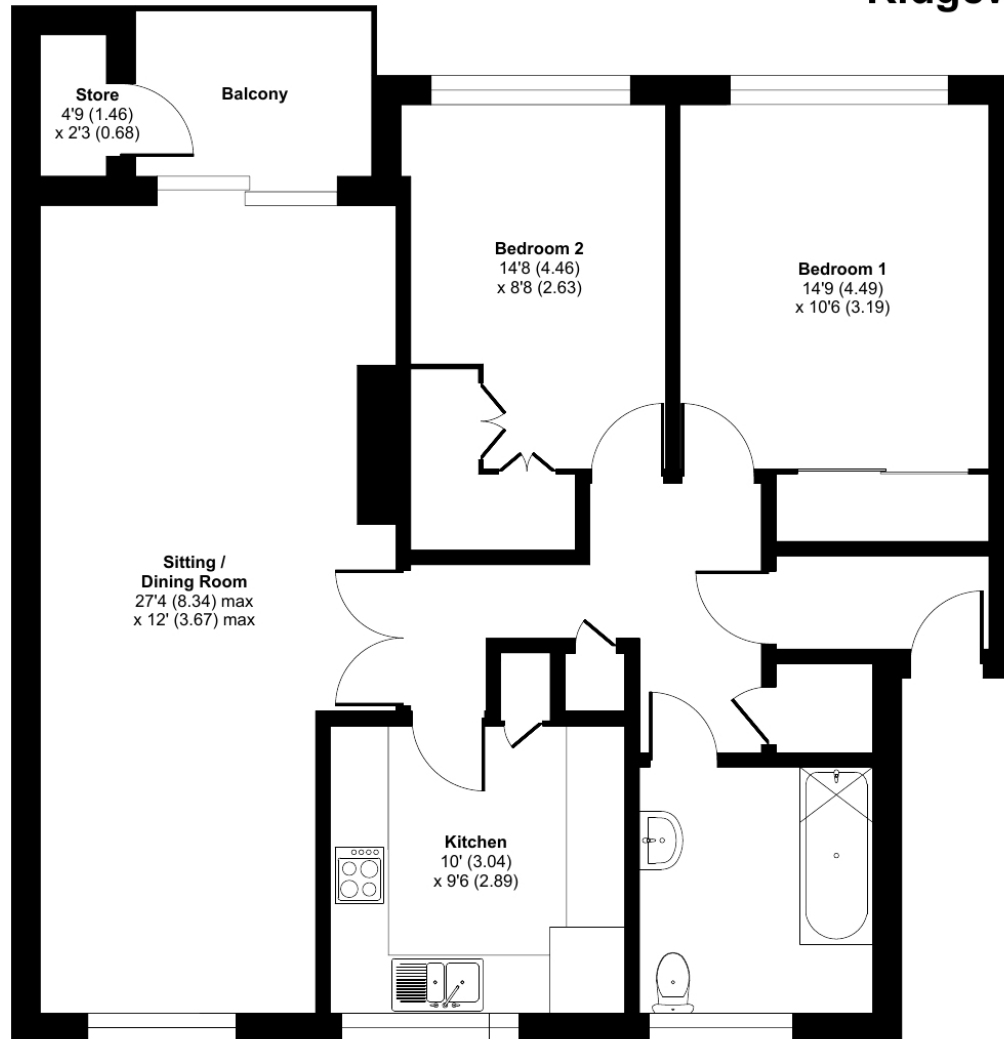
Approximate Area = 898 sq ft / 83.4 sq m

Outbuilding = 11 sq ft / 1 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1051 sq ft / 97.6 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Rupert Oliver Property Agents. REF: 1494417