



**Camelot**

The Ridgeway, Westbury-on-Trym, Bristol, BS10 7DG





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**A sumptuous and stylish circa 9000 sq. ft family house in a circa 1.65 acre plot; with an abundance of family living accommodation, superb leisure suite and immaculate gardens and grounds.**

A stunning modern circa 9000 sq. ft detached family home  
Sweeping gated driveway with extensive parking for numerous cars | Seven bedrooms with 6 bath / shower rooms (5 en-suite)  
Full depth drawing room with fitted bar and feature fireplace  
Family sitting room and a separate children's play room | Superb "Poggenpohl" family kitchen and dining room | Separate utility / prep kitchen and two further ground floor cloakrooms | Heated indoor swimming pool with hot tub, changing facilities, shower and a sauna | Yoga / Peleton room; Snooker Room; Gym and a large Home Cinema | Beautiful landscaped front garden and grounds with a summer house and dining terrace | Fabulous enclosed family garden to the rear; ideal football pitch, pitching range and BMX track | Detached garage and storeroom

## Situation

The Ridgeway is one of the most exclusive roads in north west Bristol; situated on the northern edge of Westbury-on-Trym and dotted with predominantly large detached family houses each a generous gardens and grounds.

Within 2 miles is the M5 J17 (just under 10 minutes' drive) and the extensive shopping and leisure facilities at Cribbs Causeway; with Bristol Parkway circa 4.4 miles to the east providing fast trains to London Paddington.

Clifton village is just 4 miles to the south with its range of superb independent shops, bars and restaurants; whilst local shopping can also be found closer to home on Westbury-on-Trym High Street, Stoke Lane and Henleaze Road.

Within under four miles are several of the city's leading independent schools; including Clifton College (prep and senior schools), Badminton School for Girls, Redmaids School for Girls, Bristol Grammar School and QEH to name but a few.







## For Sale Freehold

Quite simply, Camelot is one of the finest family homes in Bristol; accessed off a quiet no-through road, tucked discreetly behind double electric gates and nestled in circa 1.65 acres of established gardens and grounds.

The property's superb lateral accommodation is arranged to suit families of all ages and size; with modern touches such as integrated SONOS throughout all of the principal accommodation, air-conditioning to several reception rooms and bedroom suites and smart lighting.

The electric gates can be opened both from within the house as well as remotely via mobile 'phone whilst the gardens and grounds are beautifully illuminated at night to showcase the property's grounds and features.

A long, sweeping driveway flanked by mature lawns and trees culminates in an ornate turning circle with a feature raised pond and fountain, with parking for an extensive number of cars.

The house is incredibly handsome from the front; with the symmetrical "main" house accessed via a pillared entrance porch, flanked to the side by the sweeping leisure suite and additional paved parking.

Inside, accessed from the covered entrance porch, is a dramatic double height atrium opening up into the main house, with a sweeping turned balustrade staircase leading to the upper floors with beautifully tiled floors running across the whole ground floor living space.

To the south side of the hall is a stunning 38' full-depth reception room; with glorious views over the front garden and a bay window overlooking the rear. A gas-coal effect fire provides a central feature and additional warmth in the winter; whilst a bespoke built-in bar provides after-dinner entertainment for family and friends.

To the other side of the hall is the day to day family living space; with a beautifully appointed sitting room complete with fitted media wall, and opposite a generous children's playroom or study.

To the end of the hall is the family kitchen; a stunning open plan space flooded with natural light from the glazed dining area and views over the front garden. The kitchen boasts Poggenpohl fitted cabinets, with Gaggenau appliances and an expanse of floor and wall-mounted storage along with an oversize central island and breakfast bar. It is the perfect space for everything from breakfast on the go to a full blown dinner party with family and friends.

In addition, there is a useful prep kitchen to the rear, a separate cloakroom and secondary stairs leading up to the guest suite above.

Upstairs, over the top two floors lie some seven bedrooms, served by six bath / shower rooms five of which are en-suite.





Across the second floor lies the remarkable master-suite, sitting centrally across the top of the house with a huge bedroom space, generous walk-in wardrobe and dressing room and luxury en-suite bath and shower room.

Over the first floor lie four further bedroom suites each with their own en-suite facilities and built-in wardrobes; and two smaller guest bedrooms served by a separate easily accessible shower room.

Accessed from the main house via the kitchen, or independently from the front drive, is the superb leisure suite proving year 'round fun for family and friends. The indoor heated swimming pool is superb; with a generous pool complete with cardio swim-jet flanked by a hot tub and Finnish wooden sauna, as well as a shower, changing room and cloakroom.

Adjacent to the pool are a suite of further leisure spaces, currently dressed as a yoga room, gym (with mirrored wall and wall mounted TV points), snooker room (with a separate cloakroom) and a fabulous top of the range home cinema.

Each of these spill out into the driveway and garden creating a truly sociable space, useable throughout the year and providing a huge amount fun for families of all ages and size.

#### Outside

The gardens and grounds of Camelot are exquisite; comprising some 1.65 acres of privacy and enjoyment; whilst also being able to park numerous cars and vehicles.

Wrapping around the front of the house with an immensely sunny south and west facing orientation is a charming landscaped garden, flanked by mature pines and cedar trees for shade.

A timber summer house provides the perfect spot for al-fresco dining, leading out onto a paved terrace overlooking the house and gardens.

To the immediate rear of the house runs a full width terrace, with gated access down to an immensely spacious rear garden – known as The Paddock. Fully enclosed, this has provided enough space for a golf "pitching" range, BMX track and football pitch!

#### Services

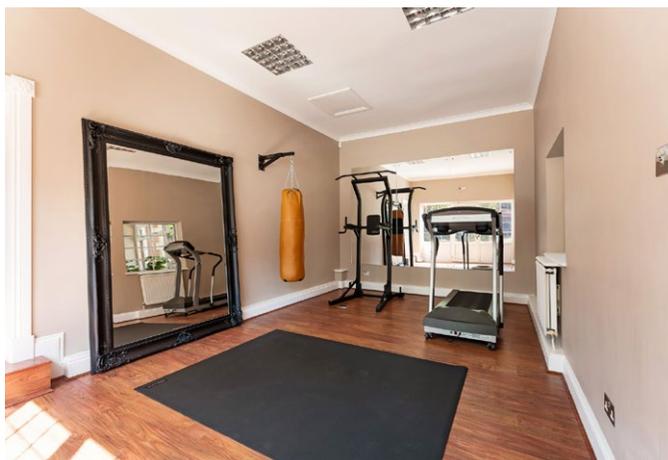
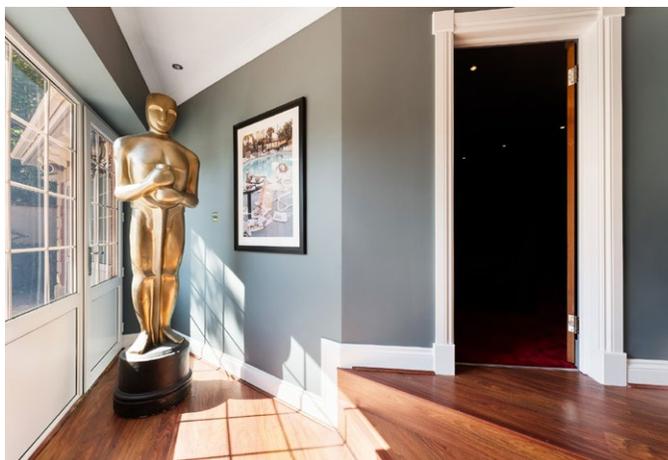
Mains water, gas, electricity and drains. Gas fired heating and hot water. Telephone and Fibre Broadband by private arrangement. Airconditioning to several principal reception rooms and bedrooms. Integrated SONOS system. Alarm.

#### Local Authority

Bristol City Council: Tel: 0117 922 2000 | Council Tax Band: H

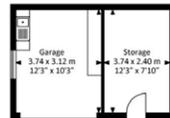
Directions: Post Code BS10 7DG

Viewing: Strictly by appointment with Rupert Oliver Property Agents

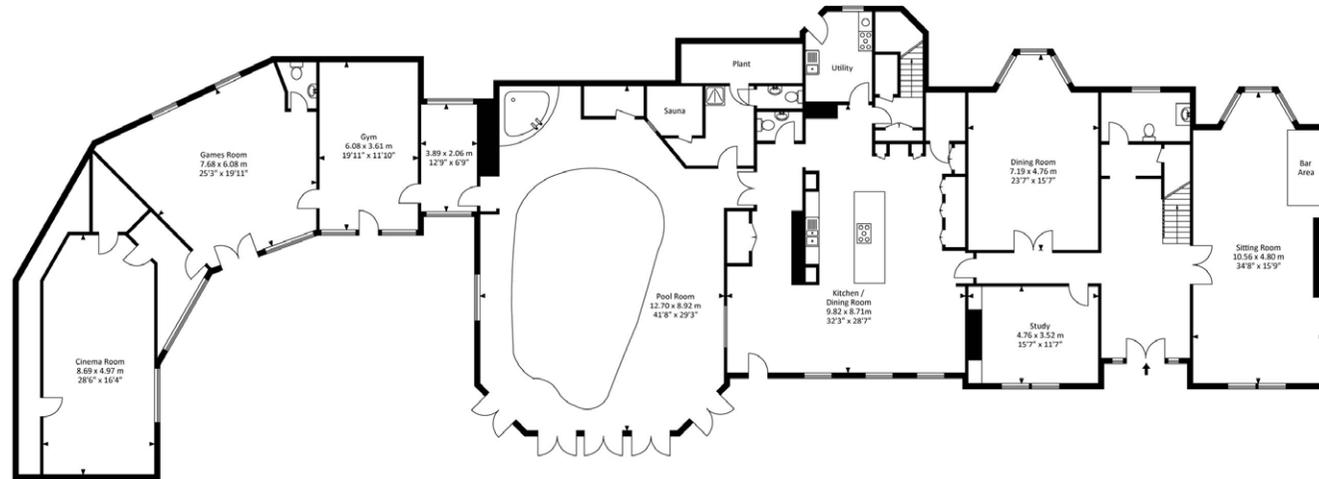
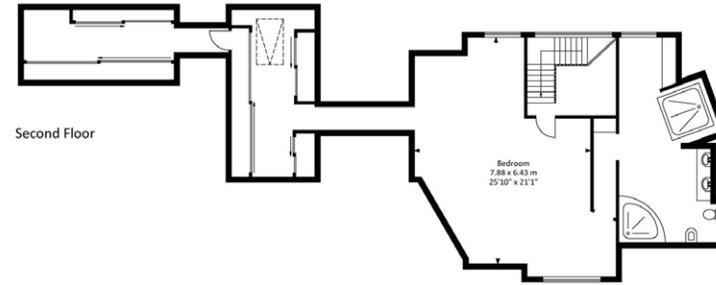


# The Ridgeway, Westbury on Trym, Bristol BS10 7DG

Approx. Gross Internal Area  
 8912.51 Sq.Ft - 828.0 Sq.M  
 Garage / Storage  
 226.25 Sq.Ft - 21.02 Sq.M  
 Total Area  
 9138.76 Sq.Ft - 849.02 Sq.M



Garage / Storage



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.