



Abbots House, Crossleaze Road, Bristol,  
South Gloucestershire, BS15 3NH

£615,000

**OFFERED FOR SALE WITH NO ONWARD CHAIN.**  
Steeped in history and brimming with character, Abbots House is a truly unique period semi-detached home that is sure to attract strong interest. Originally built in the late 1800s and forming part of a former farm estate, this remarkable property has been thoughtfully extended and modernised by the current owners to offer generous room proportions and exceptionally versatile accommodation. With three to four double bedrooms, a loft room, five bathrooms, two to three reception rooms, and a well-appointed kitchen, the layout can easily be adapted to suit a variety of lifestyles ideal for growing families, multi-generational living, or those who love to entertain. Externally, the home continues to impress. A charming front courtyard garden is complemented by a larger, low-maintenance rear garden which can be laid to lawn if desired. The property further benefits from a garage with electric roller door and secure gated driveway parking for up to three cars. Fully double-glazed, gas centrally heated, Abbots House delivers everything you could want from a substantial home in a highly desirable setting. With Avon Valley close by, you can enjoy a rural feel while still being just moments from Hanham High Street and a wealth of local amenities. Contact us today to arrange your viewing and make Abbots House your new home.



### Entrance

The entrance to the property is through a glazed door to the entrance porch.

### Entrance Porch

9' 5" x 4' 9" (2.86m x 1.46m)

Glazed windows to the front, tiled flooring, feature exposed stone walls, door into the entrance hallway.

### Entrance Hallway

A generous hallway with a staircase to the first floor, laminate flooring, radiator, internal window to lounge, doors into reception three, door into bedroom one, door into the lounge and door into the kitchen.

### Lounge

18' 8" x 14' 5" (5.70m x 4.39m)

Upvc double glazed window to the side, feature fireplace with exposed stone wall, radiator.

### Third reception / Bedroom Four

20' 8" x 13' 7" max points (6.30m x 4.14m)

Double glazed window to the front, double glazed window to the side, radiator, two internal windows to the porch.

### Bedroom One

18' 4" x 15' 1" (5.60m x 4.60m)

Double glazed window to the side, radiator, under stair storage cupboard.

### Ensuite Bathroom

11' 1" x 8' 6" (3.38m x 2.60m)



Double glazed window to the side, panel bath, separate shower cubicle, low level WC, pedestal wash hand basin, tiled flooring, extractor fan and radiator.

### Kitchen

14' 3" x 7' 4" max (4.34m x 2.24m)

Double glazed windows to the front and side, hardwood door to the side, range of wall and base unit's with rolled edge work surfaces, 1.5 bowl sink unit with mixer tap, tiled splashbacks, space for a cooker, space for a washing machine, two built in storage cupboards, radiator, extractor fan, door to inner lobby.

### Cloakroom

3' 3" x 7' 6" (1.00m x 2.29m)

Double glazed window to the side, door to re courtyard, gas boiler, wash hand basin, low level WC.

### Inner Lobby

Door to pantry, door to lounge, door to Reception two.

### Reception Two

21' 4" x 13' 7" (6.50m x 4.15m)

Double glazed window to the front and side, double glazed French doors to the garden, radiator, staircase to the loft room, under stair storage cupboard.

### Landing two

Door into the loft room, door into eaves storage.

### Loft Room

15' 3" x 11' 3" (4.65m x 3.44m)





Double glazed window to the front, radiator, storage into eaves.

#### **Landing One**

Storage cupboard, loft access, doors to bedrooms and bathroom.

#### **Bedroom Two**

16' 0" x 15' 8" (4.88m x 4.78m)

Double glazed windows to the front and side, radiator.

#### **Ensuite**

6' 9" x 2' 7" (2.05m x 0.80m)

Low level WC, shower cubicle, wash hand basin, extractor fan.

#### **Bedroom Three**

12' 2" x 11' 10" (3.70m x 3.60m)

Double glazed window to the side, radiator.

#### **En suite**

6' 6" x 2' 11" (1.98m x 0.88m)

Low level WC, wash hand basin, shower cubicle, extractor fan.

#### **Bathroom**

6' 9" x 6' 9" (2.06m x 2.06m)

Double glazed obscure window to the side, low level WC, panel bath, wash hand basin, radiator, extractor fan.

#### **Garage**

17' 11" x 12' 5" (5.45m x 3.78m)

Double glazed window to the side, electric roller door, power and light supply.

#### **Front garden**

Enclosed by a low boundary wall gated access to a brick paved driveway providing off street parking for three cars.

#### **Rear garden**

Easily maintained garden which is mainly laid to chippings with a pathway to the front door, outside lighting and outside tap.

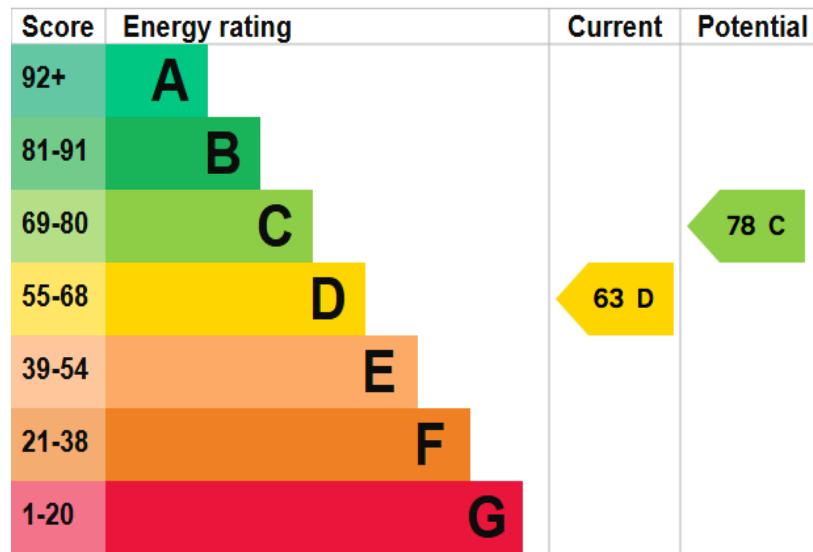
#### **Tenure** Freehold

**Local Authority** South Gloucestershire

**Council Tax Band** Band E



[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

### Abbotts House

Approximate Gross Internal Area = 230.3 sq m / 2478 sq ft  
(Excluding Eaves Storage)



Ground Floor

First Floor

For illustrative purposes only. Not to scale. ID1262411

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 EPC Provision

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol