



Hill House

Bridge Road, Leigh Woods, Bristol, BS8 3PE



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A beautifully presented and comprehensively refurbished four-bedroom detached house in the sought-after village of Leigh Woods; with gated off-street parking, a double garage and landscaped front & rear gardens.

Stunning light-filled circa 2450 sq ft family home over three floors with versatile accommodation | Full-width family kitchen & dining room | Full-width sitting room with a south facing balcony | Family room / snug & a separate study | Generous utility and boot room | Bedroom one with en-suite bathroom, dressing room and mezzanine home office | Three further double bedrooms and two further bath / shower rooms | Fabulous south-facing garden with a fully equipped outdoor kitchen | Landscaped front garden with pedestrian access to Bridge Road | Gated off-street parking and circa 440 sq. ft double garage with EV charge point | EPC: D

Situation

Situated in the sought-after village of Leigh Woods, Hill House looks south over the city towards Dundry and Bedminster Down and, a little over 500m, across Brunel's suspension bridge from Clifton with its fabulous range of independent shops, bars and restaurants.

To the North lies the Leigh Woods National Nature Reserve, some 2 square kilometres of National Trust woodland, walk-ways and bike paths; whilst just to the west lies circa 800 acres of open public space forming part of the Ashton Court Estate.

Bristol is renowned for its schooling and many parents local to Leigh Woods have children at leading Bristol independent schools such as The Downs School, Wraxall and Butcombe Prep (Clifton); as well as Clifton College, Clifton High School, Bristol Grammar School, Redmaids and Badminton School for Girls

For Sale Freehold

Hill House is an effortlessly comfortable circa 2450 sq. ft family home, built over three floors with a charming "inside / outside" flow coupled with gated off-street parking and a generous circa 440 sq ft double garage.

Over the past few years, the current owners have significantly refurbished, refreshed and modernised the house, commissioning the highly regarded "Nest Design & Build" team to bring the house up to today's specification and condition compared to when it was acquired a few years earlier.







Day to day, the house can be accessed easily from both the front and rear; with short walks into Clifton village or Leigh Woods easiest from the front door, via the front garden and onto Bridge Road; whilst to the rear is accessible parking for a number of cars from Burwalls Road and a short flight of steps up to the ground floor entrance hall.

From the ground floor there is access into a wide and welcoming entrance hall, with plenty of space for coats and boots; with a side door leading into a fully fitted utility room providing bespoke storage and plenty of room for day-to-day laundry needs.

The open plan kitchen & dining room is superb; full-width and spilling out via French doors into the south-facing garden beyond.

The kitchen itself is exquisite; newly installed by the current owners with a generous array of wooden floor and wall-mounted storage cupboards, topped with an expanse of quartz worktops and an immensely sociable peninsular breakfast island seamlessly linking the kitchen to the dining area; with its stylish banquette seating and space for a generous dining table and additional chairs.

To the front is a useful fourth bedroom / study served by a separate newly installed shower room.

Much of the lower ground floor (though not all) benefits from electric underfloor heating, supported by traditional style modern heat-efficient radiators (replaced throughout the house) running off the new gas boiler and controlled via a HIVE app.

Upstairs, the hall floor is reached via the central staircase running to all three floors; itself the subject of a makeover with stripped wooden treads and a new runner, new spindles and an oak handrail.

It can also be accessed via the front door, into a useful entrance lobby with further storage for coats and boots, covered by a storm porch from the front.

To the rear is a gorgeous full-width sitting room, with a stunning architectural coffered ceiling (installed by the current owners) and glazed French doors leading out onto the south-facing covered balcony.

The room enjoys a feature wood and coal effect gas fireplace with newly installed hard-wood flooring (running throughout much of the hall floor) as well as a light filled triple aspect catching the morning, midday and afternoon sun.

To the west side of the house is a useful family room with a dual aspect and recessed bay window whilst to the front is a useful home office / study space overlooking the front garden.

Upstairs, across the top floor, lie three double bedrooms and a light-filled landing space, with a Velux window providing light and additional ventilation for warmer summer days.

The principal bedroom-suite occupies the entire rear half of the floorspace; divided between a lovely light double bedroom, fitted dressing room and a beautifully appointed en-suite bath & shower room accessed via discreet pocket doors.

The bedroom and bathroom both benefit from double height ceilings, with electric Velux windows in the dressing room and bathroom for additional natural light and ventilation.



A bespoke staircase leads up from the bedroom to a useful mezzanine floor; currently used as a second dressing room but equally versatile as a second home office / study.

To the front lie two further double bedrooms; each dual aspect with a series of casement windows allowing plenty of natural light, served by a beautifully appointed family shower room.

Outside

The current owners have sensitively relandscaped both the front and rear gardens, as well as repaving the block driveway.

Low maintenance and following the sun from morning through till night both present private and sociable spaces to spill out into from three sides of the house.

To the rear, the garden is easily accessible from the kitchen and provides plenty of space for casual dining and seating; with a fully fitted outdoor kitchen comprising a recessed gas BBQ and a separate gas hob, integrated drinks fridge and wash basin, undercounter storage and plenty of prep space.

The space for a dining table sits under a wooden arbour with plenty of natural shade, and lots of room adjacent to this for comfy chairs, outdoor sofas and a coffee table.

A gated side path leads from the rear to the front, with the sunken front garden immensely private to the road and further space for evening drinks as the sun sets in the west.

The gated rear drive provides parking for at least three cars on the drive, as well as a generous circa 440 sq. ft double garage with electric up & over doors, and there is an accessible EV charge point installed on the side of the driveway.

Services

Mains water, electricity, gas and drains. Gas central heating system with a mix of electric underfloor and traditional radiators. Double glazed throughout.

Local Authority

North Somerset Council: 01934 888888 | Council Tax: Band G

Directions: Post Code BS8 3PE

Viewing: Strictly by appointment with Rupert Oliver Property Agents



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Approx. Gross Internal Area
2436.10 Sq.Ft - 226.30 Sq.M

Garage Area
439.80 Sq.Ft - 40.90 Sq.M

Total Area
2875.90 Sq.Ft - 267.20 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.



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