






ASHGROVE AVENUE, ABBOTS LEIGH

BS8



# THE GABLES, ASHGROVE AVENUE, ABBOTS LEIGH, BRISTOL, BS8 3QE

An impressive detached home on a no-through road, enjoying countryside borders while remaining moments from Clifton Village and the city.

			EPC
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Local Authority: North Somerset Council

Council Tax band: G

Tenure: Freehold

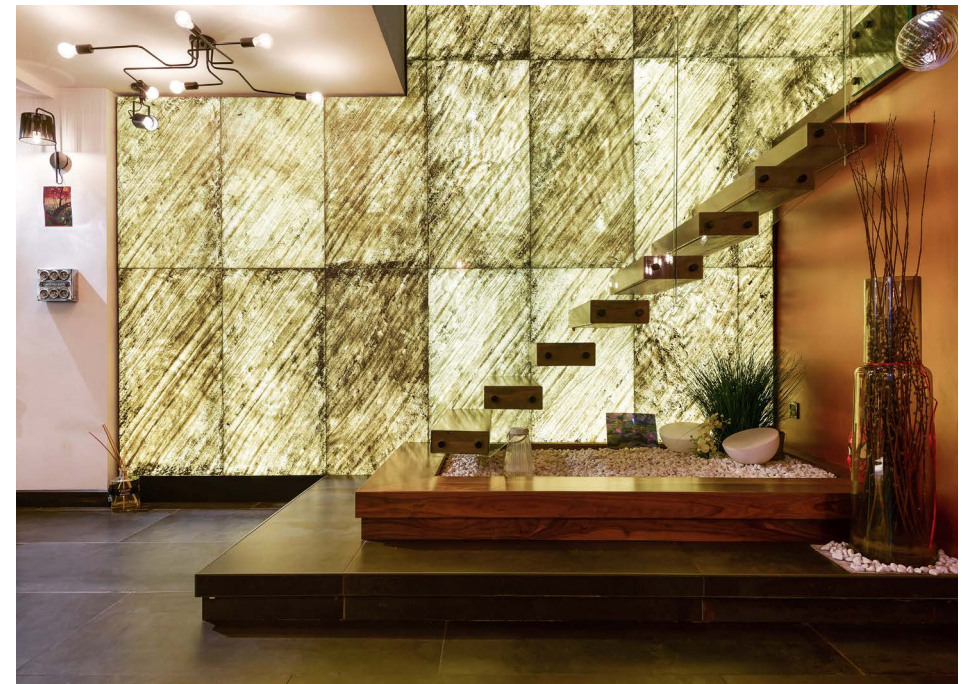
Services: Mains electricity & water; private drainage; air source heat pump; bottled gas; broadband; EV charging

Guide Price: £1,100,000



## THE PROPERTY

A beautifully refurbished detached residence extending to over 3,000 sq ft, situated on a no-through road in the heart of this highly regarded BS8 address. Enjoying a semi-rural setting and bordering open farmland, the property combines privacy, architectural impact and convenient access to Clifton Village and Bristol city centre. The accommodation is arranged over two principal floors and has been comprehensively redesigned to create a contemporary family home of exceptional quality. The entrance hall provides an immediate sense of arrival, opening directly into the striking open-plan living space, which forms the heart of the home. This expansive area incorporates kitchen, dining and sitting areas, centred around a contemporary fireplace. A bespoke cantilever staircase, clad in American walnut with integrated back-lighting, rises through the space as a dramatic architectural feature.



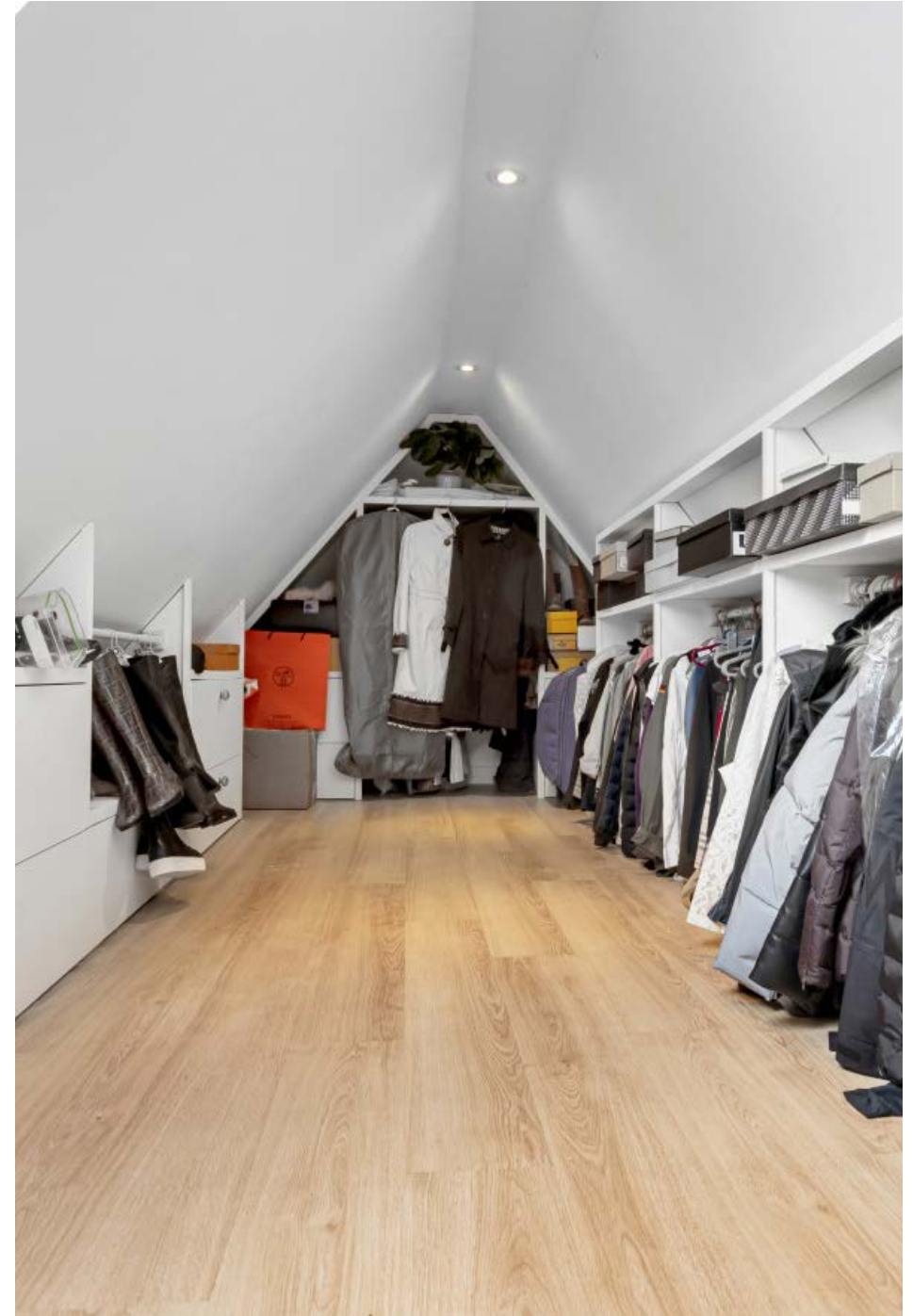






The kitchen has been designed for both everyday living and entertaining, with extensive bespoke cabinetry, integrated appliances, stone composite worktops and a substantial island with breakfast bar. Rooflights and full-height glazing flood the space with natural light, while bi-folding and sliding doors open directly onto the sun deck and gardens beyond.

Further ground-floor accommodation includes a well-appointed shower room, utility room and an additional reception room, currently used as a cinema room but equally well suited as a study, guest suite or fifth bedroom, benefiting from attractive views across the surrounding countryside.







## BEDROOM ACCOMMODATION

The first floor offers four generously proportioned bedrooms, thoughtfully arranged to provide both comfort and privacy.

The principal suite is particularly impressive, comprising a bedroom area with outstanding open views, a dedicated dressing area and a luxurious bathroom featuring a freestanding bath and walk-in shower. A secondary staircase connects the suite discreetly with the cinema room below.

The second bedroom benefits from its own en-suite bathroom, while two further bedrooms are served by a contemporary shower room. The property also enjoys the advantage of two converted loft storage rooms, providing excellent additional space.



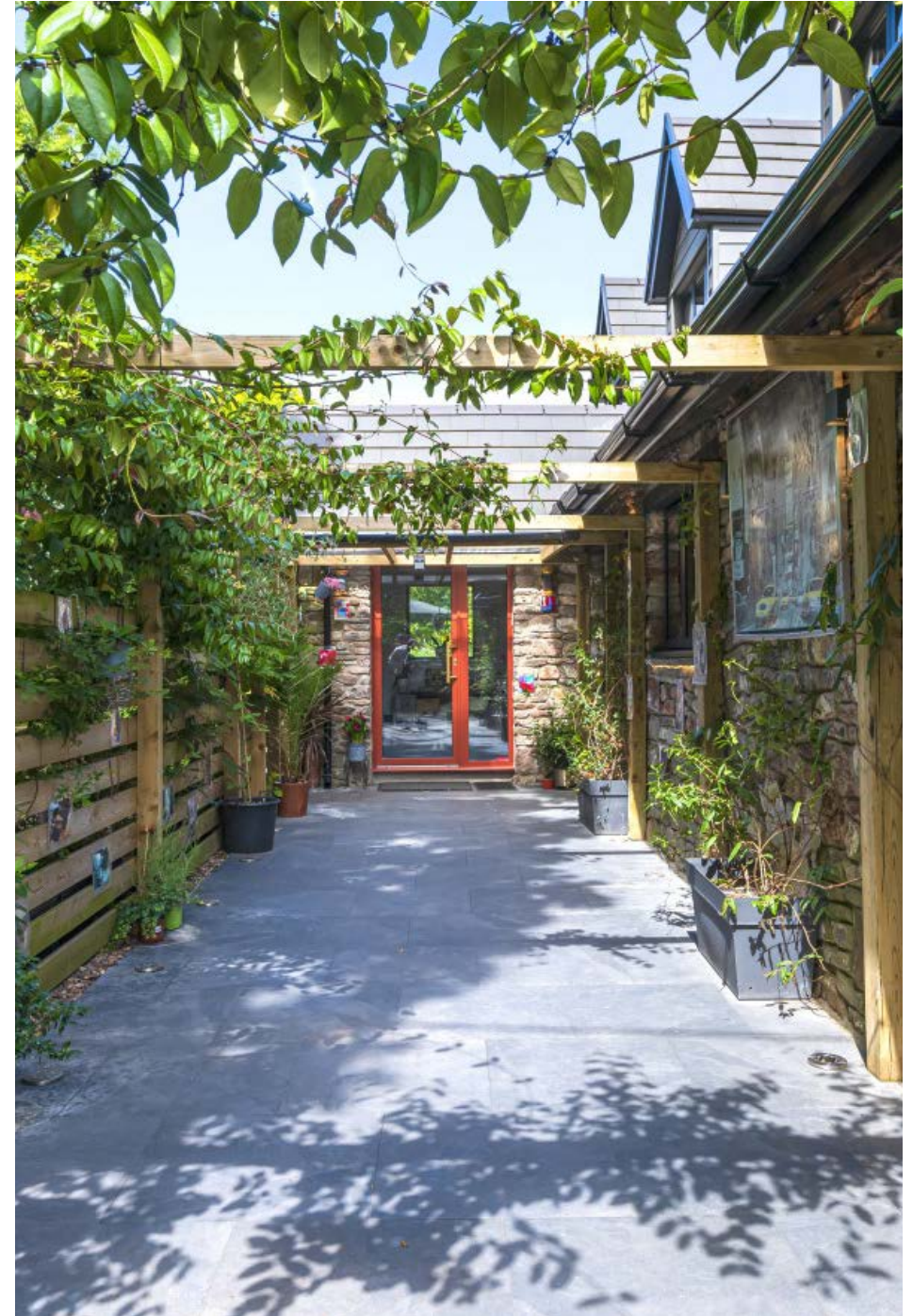




## OUTSIDE

The house is set within a generous and well-screened plot. To the front, a paved driveway provides parking for multiple vehicles and leads through a secure gated entrance to an attractive courtyard.

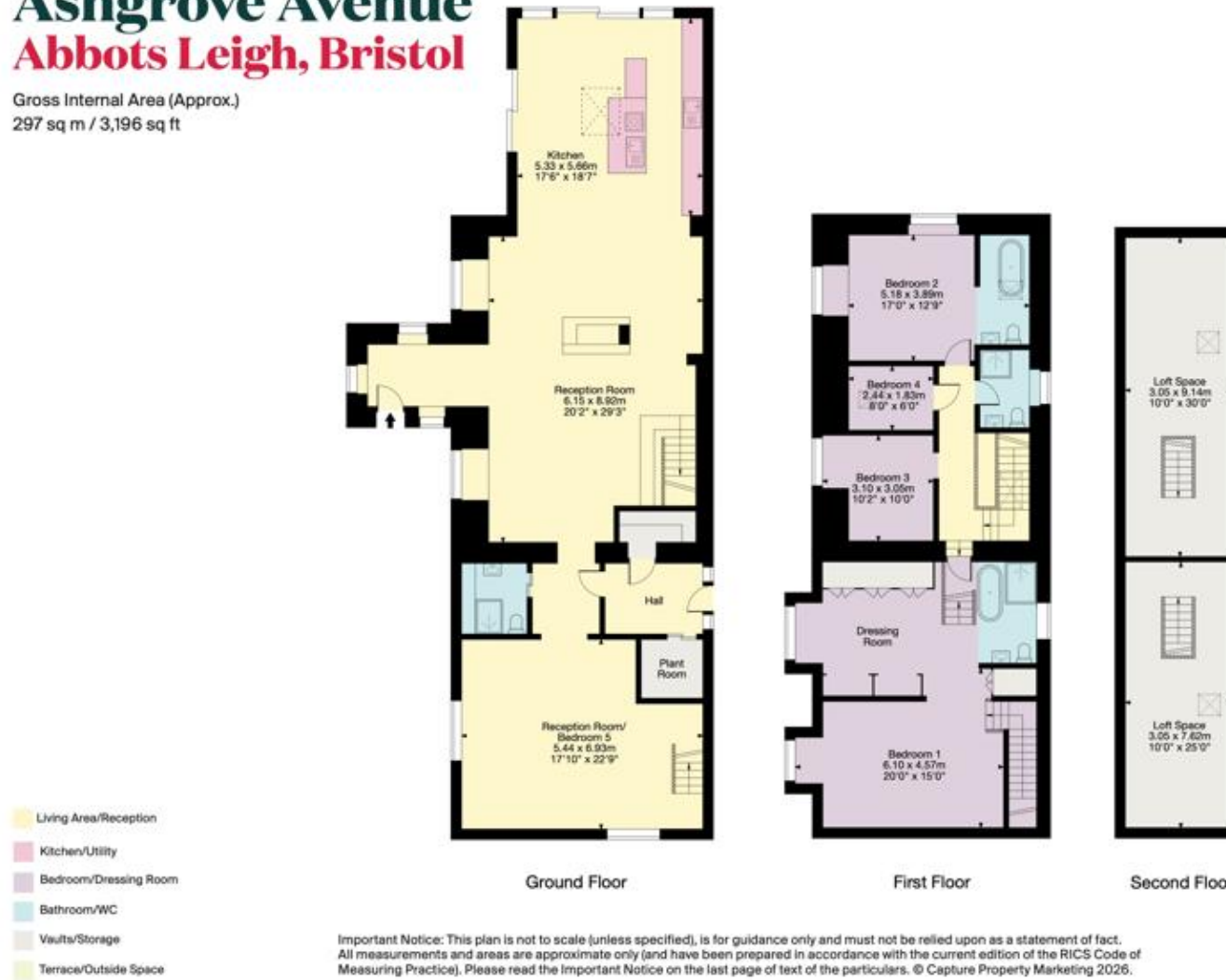
To the rear and side, the gardens have been expertly landscaped and levelled, with expansive lawned areas, raised borders, mature planting and far-reaching views over neighbouring farmland. A substantial sun deck, positioned directly off the kitchen and dining areas, creates an ideal space for outdoor dining and entertaining. Additional features include further driveway parking, an electric vehicle charging point and carefully considered storage areas.





# Ashgrove Avenue Abbots Leigh, Bristol

Gross Internal Area (Approx.)  
297 sq m / 3,196 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

**0117 317 1999**

1 The Mall, Clifton  
Bristol, BS8 4DP  
bristol@knightfrank.com

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**Robin Engley**

0117 317 1996

[robin.engley@knightfrank.com](mailto:robin.engley@knightfrank.com)

**Knight Frank**

1 The Mall, Clifton

Bristol, BS8 4DP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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