



Roselands

Abbots Leigh Road, Abbots Leigh, Bristol, BS8 3QD





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An outstanding individually designed contemporary home extending to approximately 4,060 sq ft, finished to an exceptional specification and occupying approximately 1.5 acres of private grounds incorporating gardens, meadow and mature woodland.

Approximately 4,060 sq ft of brand new, beautifully appointed accommodation | Stunning 33ft x 21ft open-plan kitchen, dining and family room with quartz island and full-height aluminium sliding doors | Walk-in pantry, boot room and utility room | Sitting room with adjoining home office and direct garden access; family room / studio | Dedicated plant room | Air source heat pump, underfloor heating, MVHR system, Cat 6 cabling and aluminium-framed triple glazing | Principal suite with dressing room and en suite bathroom | Four further double bedrooms served by two en suites and a family shower room | Extensive full-height eaves storage directly accessed from four principal bedrooms | Approximately 1.5 acres of private grounds incorporating gardens, meadow and mature woodland | Private gated driveway with EV charging and off-street parking for numerous vehicles | No onward chain | 10-year Advantage Build Warranty | EPC: B (89)

Situation

Roselands enjoys an exceptional setting on the prestigious Abbots Leigh Road in the highly sought-after village of Abbots Leigh, one of North Somerset's most desirable locations. Renowned for its strong sense of community and picturesque rural character, the village offers a wonderful balance of countryside tranquillity and everyday convenience.

Residents enjoy easy access to the welcoming George Inn, the much-loved Abbots Pool woodland and swimming spot, and an extensive network of footpaths through the beautiful Leigh Woods, while the open parkland of Ashton Court Estate and the championship Bristol & Clifton Golf Club are all close at hand, offering excellent opportunities for walking, cycling, horse riding and outdoor recreation.

Despite its peaceful village atmosphere, Roselands is ideally positioned for access to Bristol's finest amenities. Clifton Village, with its elegant boutiques, independent cafés and acclaimed restaurants, is just a short drive away, while Bristol city centre provides an extensive choice of shopping, cultural attractions and business districts.

A regular bus service operates immediately outside the entrance, providing convenient access to Clifton Village and Bristol city centre.







Excellent transport links also include convenient access to Bristol Airport, the M5 and wider regional road network, while Bristol Temple Meads railway station is within easy reach, making the property particularly well suited to those commuting locally or travelling further afield.

The area is also renowned for its outstanding educational provision, with an excellent selection of highly regarded independent schools within easy reach. These include Butcombe Preparatory School, Clifton College, Redmaids' High School, Badminton School, Queen Elizabeth's Hospital (QEH) and Bristol Grammar School (BGS), making Roselands an exceptional choice for families seeking a distinguished village lifestyle without compromising on connectivity or access to some of the region's most prestigious schools

For Sale Freehold

Roselands is one of just two individually designed contemporary residences, thoughtfully crafted by a local developer with an uncompromising commitment to quality, design and sustainability. Designed with clean contemporary architectural lines, slate roofing and composite cladding, the home combines refined architectural detailing with exceptional energy efficiency. Modern luxuries and practicalities incorporate triple-glazed aluminium-framed windows and doors, an air source heat pump, underfloor heating to the ground floor and bathrooms, an MVHR ventilation system, Cat 6 cabling, EV charging and a 10-year Advantage structural warranty.

A wide and welcoming reception hall with Amtico wood plank flooring, enhanced by a striking galleried landing above, provides an impressive introduction to the home, with a WC and dedicated separate plant room immediately to the left.

At its heart lies a magnificent open-plan kitchen, dining and family room measuring approximately 33ft by 21ft with Amtico concrete stone flooring. Designed as the principal living space, the room is bathed in natural light through full-height aluminium sliding doors on two elevations, creating a seamless connection with the gardens beyond. The bespoke kitchen is centred around a substantial quartz-topped island with a breakfast bar and three contemporary pendant light fittings overhead. The integrated NEFF appliances include an induction hob with downdraft extraction, three ovens, a dishwasher, a full-height fridge and a full-height freezer.

Supporting the kitchen is an exceptional suite of practical spaces ensuring everyday family life is as functional as it is stylish. These include a generous walk-in pantry, a boot room with external access and a generous utility room with an integrated dual-zone wine cooler, a second integrated dishwasher, plumbing for white goods, an additional sink and further storage.

Beyond the hall, a sizeable sitting room, again with Amtico flooring, opens directly onto the gardens via sliding doors, with an adjoining study with integrated book shelving. A second spacious reception room off the hall provides a versatile space and could be used as a snug, playroom, studio, cinema or music room.





A timber staircase with glass balustrades leads up to the galleried first-floor landing, from which all five bedrooms are accessed. The principal suite enjoys lovely views over the gardens and surrounding woodland and features an en suite bathroom with a freestanding bath and separate walk-in rainfall shower, together with a spacious dressing room and discreet access to a substantial full-height eaves storage room.

Two further double bedrooms each benefit from contemporary en suite shower rooms, while the fourth double bedroom shares an elegant Jack & Jill shower room with the fifth adaptable room, ideal as a guest bedroom, nursery, study or additional dressing room.

A particularly thoughtful feature of the design is the extensive full-height eaves storage, discreetly accessed directly from four of the principal bedrooms. With generous head height, these versatile areas offer excellent potential for hobbies, children's dens, study spaces or further storage.

Outside

Externally, Roselands occupies approximately 1.5 acres of private grounds incorporating gardens, meadow and mature woodland, providing an exceptional sense of privacy and tranquillity.

Approached via a shared block-paved entrance serving just two residences, private electric gates open onto Roselands' own illuminated block-paved driveway and substantial forecourt providing parking for numerous vehicles together with EV charging.

The rear gardens extend across three gently terraced levels and are predominantly laid to lawn. An impressive 92ft porcelain terrace extends across much of the rear elevation, creating an ideal setting for outdoor dining and entertaining.

Beyond the gardens, the meadow and mature woodland provide a beautiful natural backdrop. The grounds also offer potential for a swimming pool or tennis/padel court, subject to the necessary consents.

All in all, this is a rare and unique opportunity to acquire an exceptional 21st-century home with excellent energy efficiency and a substantial plot just 1 mile from the Clifton Suspension Bridge.

Services

Air source heat pump, septic tank, mains water and electricity.

Local Authority

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

Directions: Post Code: BS8 3QD

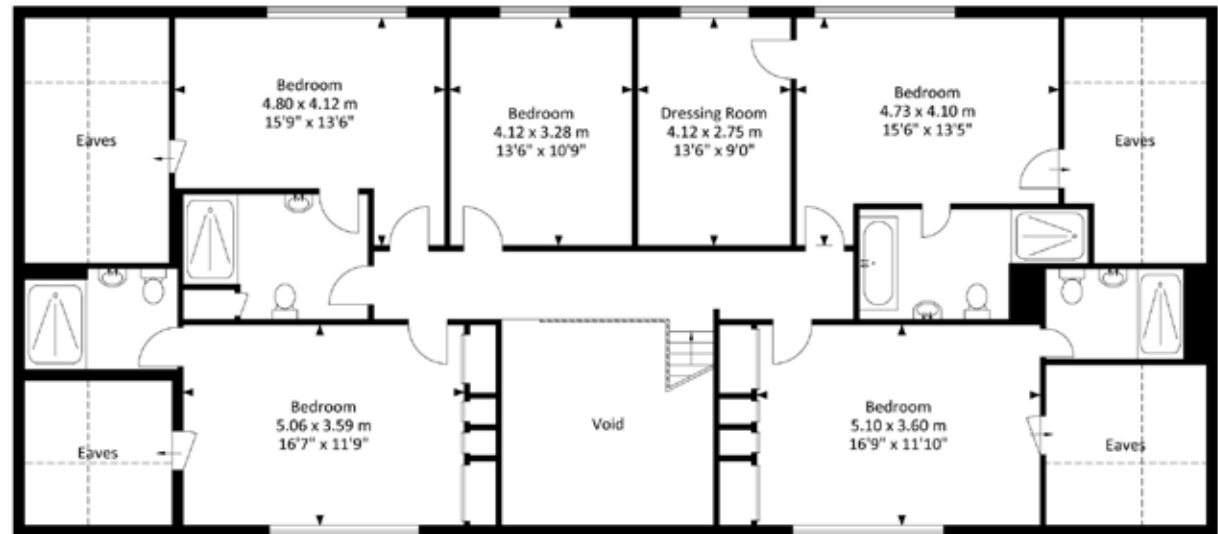
Viewing: Strictly by appointment with Rupert Oliver Property Agents



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Approx. Gross Internal Area
4060.0 Sq.Ft - 377.20 Sq.M

(Including Eaves & Excluding Void)

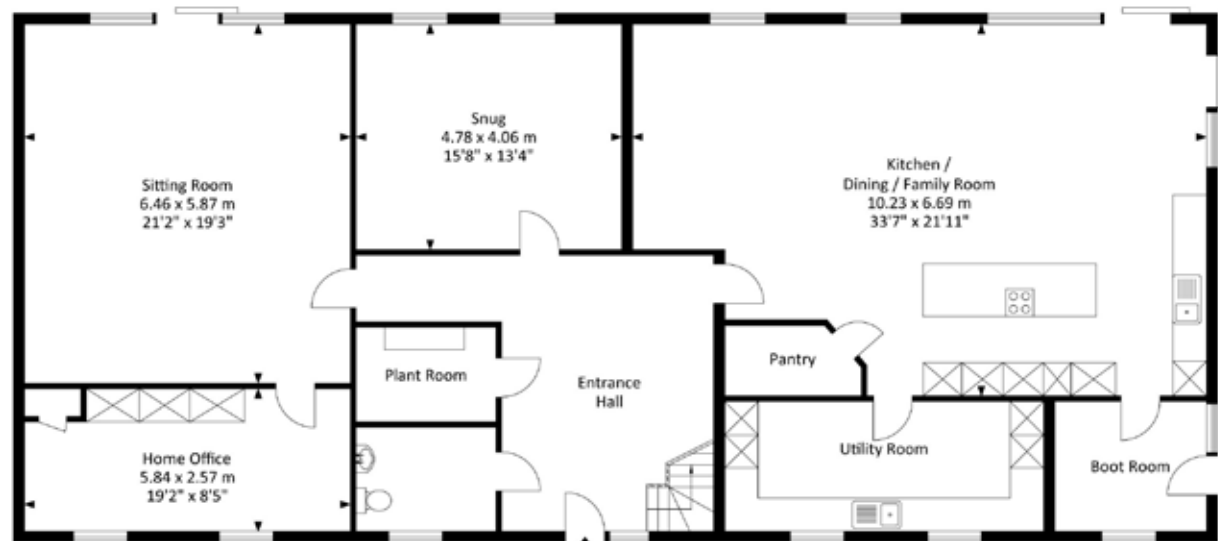


First Floor



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.



Ground Floor