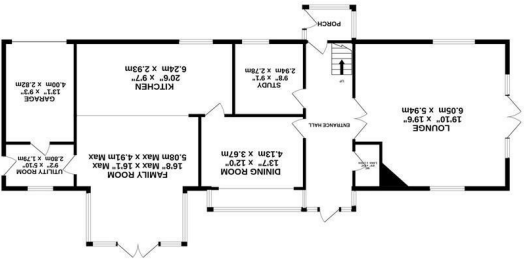
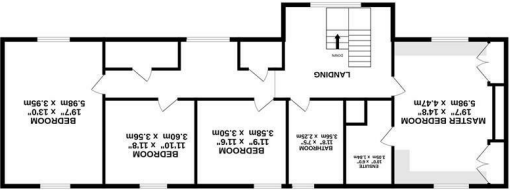




FLOOR PLAN



GROUND FLOOR
1402 sq.ft. (130.2 sq.m.) approx.

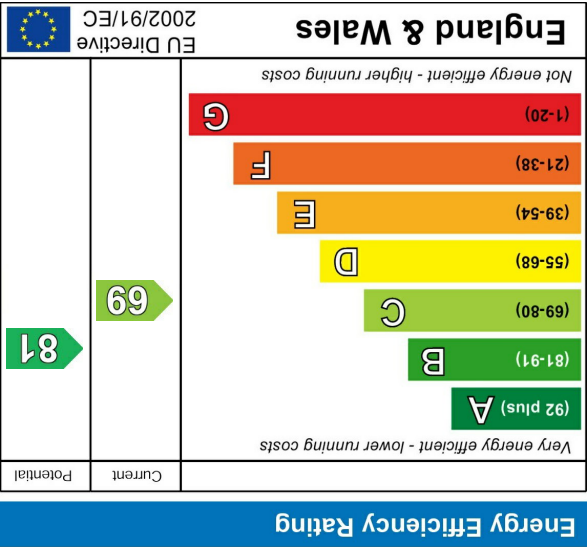
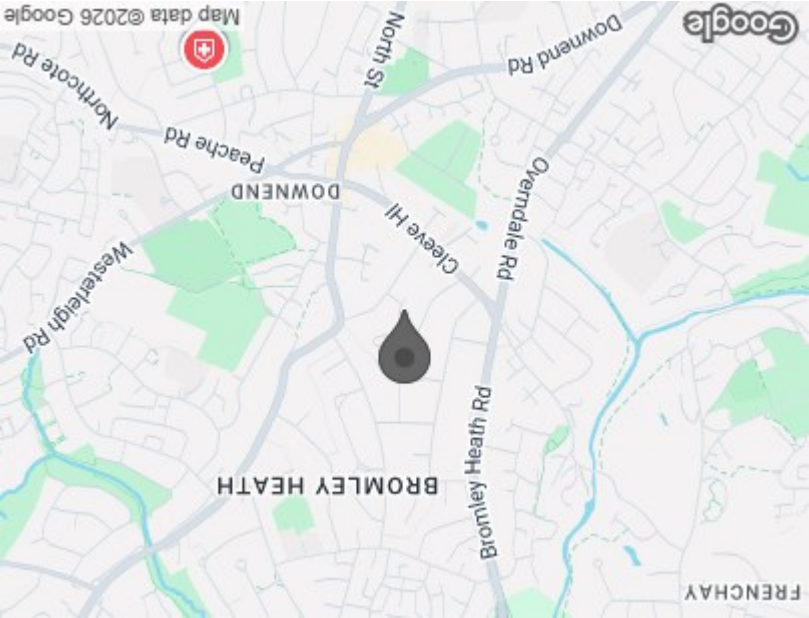


1ST FLOOR
1301 sq.ft. (120.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix v2026

TOTAL FLOOR AREA : 2703 sq.ft. (251.1 sq.m.) approx.

AREA MAP



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



CLEEVE COURT
DOWNEND, BRISTOL, BS16 6DL
£995,000



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GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge
19'10" x 19'5"

Dining Room
13'6" x 12'0"

Study
9'7" x 9'1"

Kitchen
20'5" x 9'7"

Family Room
16'7" max x 16'1" max

Utility Room
9'2" x 5'10"

Cloakroom

FIRST FLOOR

Galleried Landing

Principal Room
19'7" x 14'7"

Ensuite Shower Room
10'0" x 6'0"

Bedroom Two
19'7" x 12'11"

Bedroom Three
11'9" x 11'8"

Bedroom Four
11'8" x 11'5"

Family Bathroom
11'8" x 7'4"

OUTSIDE

Gated Drive

Garage
13'1" x 9'3"

Side & Rear Gardens



Tucked away in a private courtyard of just five detached homes, this exceptional 2,700-square-foot executive residence offers a rare blend of seclusion and grandeur on the historic grounds of the original Cleeve Court Estate.

From the secure electric gates, you are welcomed by a driveway with parking for several vehicles, framed by beautifully landscaped, walled gardens that wrap around the property. The outdoor space is a true sanctuary, featuring a well-tended lawn, mature trees, and multiple seating areas designed to capture both sun and shade throughout the day. As night falls, integrated garden lighting transforms the grounds into an atmospheric setting perfect for twilight dining and entertaining.

Inside, the home opens with a practical vestibule leading into a breathtaking entrance hall. Positioned beneath an impressive galleried landing, this space is flooded with light from floor-to-ceiling glass that frames views of the rear garden. Arched double doors open into an imposing, triple-aspect sitting room complete with elegant French doors, while a formal dining room showcases rich wooden flooring and a striking bay window. An open-plan kitchen family room flows effortlessly into a large conservatory for casual dining. The kitchen is tailored for the home chef, centred around an island with Granite work surface, a professional range cooker, and generous space for an American-style fridge-freezer. A versatile study or fifth bedroom, a utility room and a cloakroom complete the ground floor.

Upstairs, the galleried landing leads to four incredibly generous double bedrooms. The principal suite boasts bespoke fitted wardrobes and a contemporary ensuite shower room. The remaining bedrooms share a four-piece family bathroom designed for ultimate relaxation, featuring a built-in television and a sunken jacuzzi bath. Combining premium finishes with unmatched privacy, this individual home is a truly special find for discerning buyers seeking space and distinction.

