



GROVE AVENUE, COOMBE DINGLE

BS9



THE WALLED GARDEN

A striking contemporary home tucked behind historic, Grade II listed stone walls, combining light-filled interiors, seamless indoor-outdoor living and sheltered, south-facing gardens of exceptional character.



Local Authority: Bristol City Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,695,000



Tucked away behind its historic stone boundary, The Walled Garden is a striking contemporary home designed by Roderick James Architects and completed in 2006, drawing inspiration from New England architecture. A series of glazed elevations and roof lights flood the interior with natural light, complemented by exposed oak beams throughout. The house wraps around an expansive south-facing terrace overlooking generous level lawns and mature planting, offering an exceptional sense of space and a continuous connection to the gardens.

The main house provides over 2,500 sq ft of accommodation arranged over two floors. The entrance hall is particularly impressive, with full-height glazing on the south elevation rising to the roofline, leading through to the open-plan living space. The principal living area connects seamlessly with the south-facing terrace, framed by full-height glazing and broad doors that open directly outside. Currently arranged as a dining and sitting room, it features a Bath stone fireplace and additional access to the terrace and garden.

The adjoining kitchen/breakfast room also enjoys excellent natural light, with internal windows through to the living space and terrace beyond. Beautifully appointed, it offers hand-crafted cabinetry, polished granite surfaces, a large island with breakfast bar, integrated appliances and an Aga. A practical utility room sits to the rear, complete with a laundry chute from the bedroom accommodation above. An imaginative glazed study area provides a superb workspace, while a flexible sitting room and adjacent shower room add further versatility.





The first floor is approached via a sweeping central staircase – an impressive architectural feature. The principal suite enjoys a vaulted ceiling, extensive glazing, a dressing room and a high-quality en-suite with walk-in shower, freestanding bath and double vanity. There are three further bedrooms, two generous doubles with dual aspects over the gardens, all served by a well-appointed family bathroom.





OUTSIDE

Originally the kitchen garden of a neighbouring estate, this property is now set behind electric gates and fully enclosed by a high stone wall, enjoying complete privacy. There is secure parking beyond the gates and a double garage complete with a studio and with its own bathroom, ideal as a home office or further accommodation.

The gardens are a true highlight which wrap around the property - the south-facing terrace flows naturally from the living spaces with a fire pit for year-round enjoyment. The gardens extend to level lawns bordered by established trees and shrubs, along the west wall is a green house, veg patch and additional garden store.

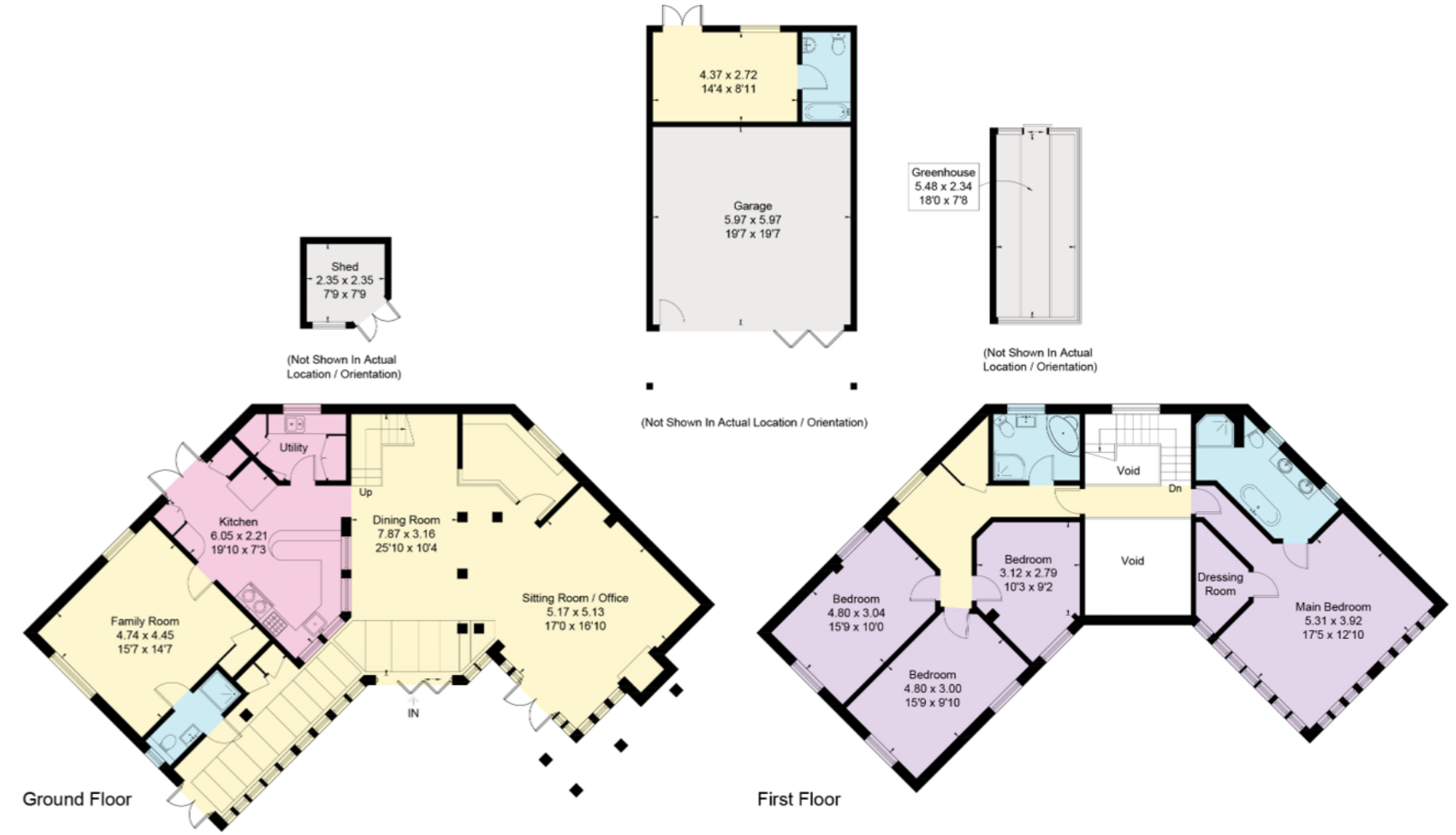




The Walled Garden, Grove Avenue, Coombe Dingle Bristol BS9 2RN



Gross Internal Area (Approx.)
 Main House = 238 sq m / 2562 sq ft
 Outbuildings = 64.4 sq m / 693 sq ft
 Total Areas = 302.4 sq m / 3255 sq ft (Excluding Void / Shed)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
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