



The Gables Ashgrove Avenue, Abbots Leigh, Bristol, BS8 3QE

GUIDE PRICE £1,295,000

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PROPERTY OVERVIEW

This spacious detached family house (approx. 3,000 sq. ft.) has been stylishly re-designed and renovated by the current owners and is located on a private road in the popular village of Abbots Leigh.

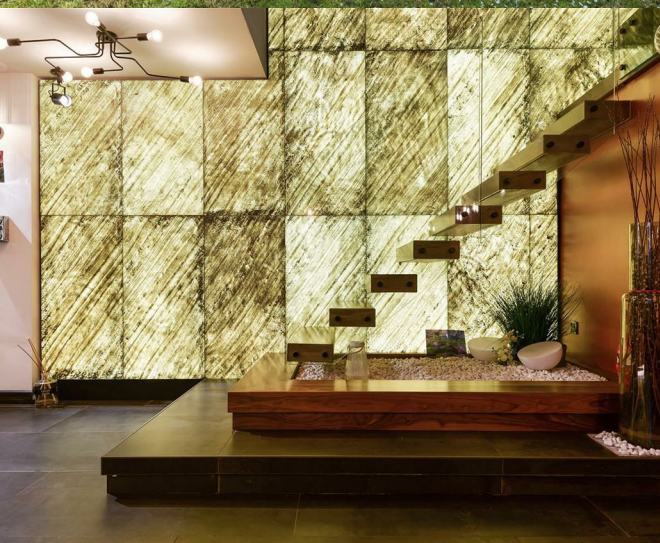
Nestled on a private road in Abbots Leigh, the house borders open farmland and is just 1.7 miles from the Clifton Suspension Bridge and Clifton Village's shops, bars, and restaurants. Junction 19 of the M5 is only 3.6 miles away.

The elegant accommodation to the ground floor which is underfloor heated throughout features a welcoming entrance with period-style windows leading into a true contemporary open plan living space, comprising; kitchen, dining room and sitting areas centred around an attractive fireplace. A bespoke cantilever staircase clad in American Walnut, with backlighting leads to the first floor and bi-folding doors open on to the gardens. The ground floor also includes a shower room, utility room and an additional reception room or potential fifth bedroom with views over farmland and second entrance to master suite.

The first floor boasts an excellent master suite with a full bathroom and dressing area. The second bedroom has its own bathroom, while the remaining two bedrooms share an additional shower room. There are two loft/storage rooms and the house is heated by a Mitsubishi Ecodan 13 kW air source heat pump. The property sits on a generous plot with ample lawn and patio areas, perfect for enjoying this semi-rural location. There is also an EV charging point.

Location

Ashgrove Avenue in Abbots Leigh is a premier address that combines city convenience with country charm. Bridle and footpaths provide access to National Trust woodland and mountain bike trails are just a 5-minute walk away in the beautiful Leigh Woods and the highly regarded local, family friendly village pub, the George Inn is just a 10-minute stroll away. There are tennis and cricket clubs also within easy walking distance as well as the popular golf course in Ashton Court. For commuters, the A369 offers direct links to the M5 motorway network and Clifton via the iconic suspension bridge. Clifton features a diverse mix of bars, restaurants, and boutiques. There are numerous schools in the area, including The Downs School in Wraxall and Clifton College in Clifton Village. Bristol has two mainline train stations and an airport with services to cities across the UK and Europe.



KEY DETAILS

- A Stylish & Spacious Detached Property (Approx. 3,000 Sq. Ft.)
- Situated On A Private Road In Abotts Leigh
- 4 Bedrooms
- Open Plan Living Area
- Cantilever Staircase
- Substantial Grounds & Beautiful Views

Guide Price: £1,295,000

Tenure: Freehold

Council Tax Band: G

Local Authority: North Somerset

Vendors Onward Position:

Onward Purchase

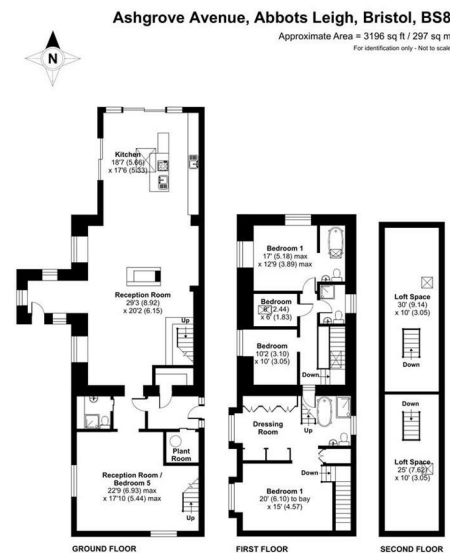
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Viewing: By appointment only

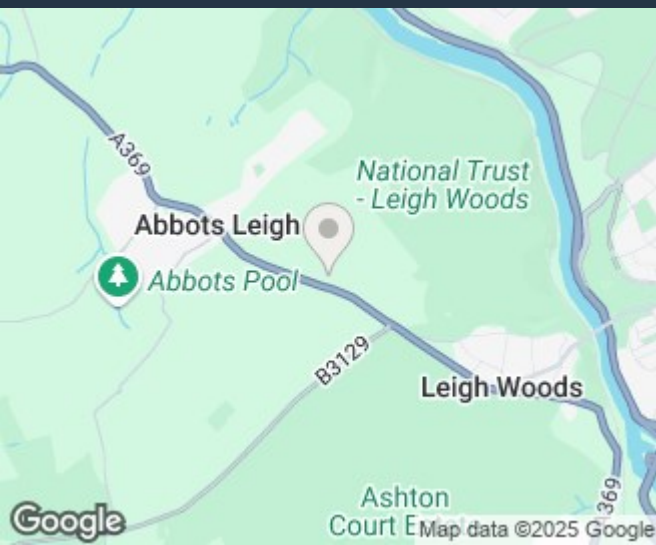


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If you would like a valuation please either call, email or follow the QR to book online.



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