



GOLDEN MEADOW
21 DENNYVIEW ROAD
ABBOTS LEIGH

21 DENNYVIEW ROAD, ABBOTS LEIGH, BRISTOL, BS8 3RD

A BEAUTIFULLY PRESENTED, LIGHT AND SUBSTANTIAL (C. 2,400 SQ FT) DETACHED 6 BEDROOM FAMILY HOME WITH A STUNNING, LEVEL 125 FOOT REAR GARDEN, THAT ENJOYS A WESTERLY ASPECT WITH A BEAUTIFUL OUTLOOK OVER OPEN FARMLAND, WOODLAND AND BEYOND THE BRISTOL CHANNEL. OTHER BENEFITS INCLUDE A PARTICULARLY SPACIOUS KITCHEN/LIVING/DINING SPACE, TWO FURTHER RECEPTION ROOMS, LOTS OF OFF ROAD PARKING, A SEPARATE GARAGE AND OFFICE, ALL SET ON A QUIET ROAD IN THE POPULAR VILLAGE OF ABBOTS LEIGH, BRISTOL'S MOST SOUGHT AFTER COMMUTER VILLAGE, WITHIN A SHORT DRIVE (CIRCA 2 MILES) OF THE CLIFTON SUSPENSION BRIDGE AND BRISTOL.

SUMMARY OF ACCOMMODATION

The spacious and light accommodation is arranged over three floors. Initially a welcoming entrance hallway looks directly through to a picture window in the kitchen showcasing the lovely views from rear of the house. On your left after entering the entrance hallway is a generously proportioned living room, with ample room for sizeable furniture and a feature fireplace with a fitted log burner. Double width doors then lead through to the particularly impressive open plan kitchen/diner. Well lit by a mixture of tri-fold sliding doors and large feature windows that offer some very pleasant outlooks of the garden and beyond over the farmland to the rear of the property with the Bristol Channel on the horizon. The kitchen has a range of floor and wall mounted units offering plenty of storage, the floor mounted units have attractive walnut work tops and the units also house a electric Aga. The impressive room proportions allow for a large informal dining table in the kitchen area and a further sizeable formal dining area. Off the rear of the kitchen is a well appointed utility room with wall and floor mounted units, the latter with wooden work tops and a sink also offer space for a washer and a dryer. these units also house the central heating boiler for the house. Off the utility room is a lovely shower room with a WC, basin and a large shower. Lastly the utility room offers a large cloaks cupboard and a door leading to the passage down the side of the house. The ground floor also provides a further spacious reception room with a lovely bay window and two useful storage cupboards. The first floor provides four or five bedrooms, the principal bedroom is located at the rear of the property taking advantage of the impressive elevated views and offering plenty of room for bedroom furniture. The principal bedroom also has a well proportioned walk in wardrobe and a lovely ensuite shower room. Further to this there are three further well proportioned double bedrooms one to the rear with views and the other two at the front of the house. All of these are served by a tastefully appointed family bathroom with a stand alone shower, bath, wc and wash hand basin. Lastly the first floor offers an additional room that could be used as a fifth single bedroom or a study.

The top floor offers a well proportioned landing area leading to a stunning double bedroom with full height feature windows to the rear and a velux to the front elevation, the former offering striking, aforementioned raised views out of the rear of the house. Further to this there is an attractively finished shower room with a shower, wc and wash hand basin. Lastly the top floor offers walk in access to a particularly useful, large loft area that is boarded throughout and houses the hot water tank. The property also benefits from a detached single garage with an up and over door and electric car charger, providing useful storage or further parking and to the rear of this a useful external office.

One of the most predominant features is the stunning, level 125 foot rear garden with the completely open outlook that enjoys a good deal of sun. There is an attractive raised wooden deck immediately off the doors from the kitchen, ideal for outdoor dining. As per the pictures the garden is, mainly, laid to lawn with well tended flower beds running down both sides. The front of the house provides an attractive brick paved horseshoe driveway providing parking for four to five cars, with two well tended flower borders, as well as parking in the aforementioned single garage.

LOCATION

Abbots Leigh is regarded by many as one of the most sought after villages on the outskirts of the city. Clifton Village is situated approximately circa two miles away across Isambard Kingdom Brunel's world famous Suspension Bridge and the city centre approximately three and a half miles. Junction 19 of the M5 gives access to the UK motorway network and can be found within three miles and Bristol International Airport around nine miles. An active village community enjoys regular use of amenities such as a well-tended village field with children's play area and boule pitch, the Holy Trinity church, a village hall, gym, two highly regarded golf clubs within 1.5 miles of the property, The George public house and adjoining, highly acclaimed Bikeshed cafe. Nearby Leigh Woods and footpaths around Abbots Pool towards Failand/Lower Failand offer excellent opportunities for those who enjoy walking. The area is well served for schooling in both the state and private sectors.

OTHER INFORMATION

Tenure - Freehold.

Services - Mains electricity and water. Oil fired heating and private drainage.

Local authority - North Somerset Council.

Tax band - F - £3,256.15 per annum - 25/26

Viewings - Strictly by prior arrangement with sole agents Hydes of Bristol.

Mobile coverage - Good outdoor and in home.

Broadband speeds - Up to 1,000 mbps upload and download up to 1,000 mbps.

EPC – Currently E – potential D



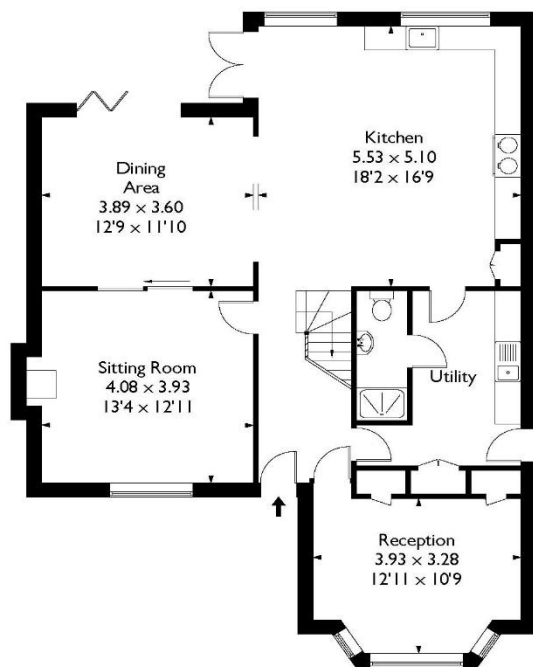
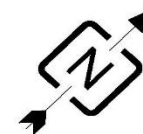
Dennyview Road, Abbots Leigh, Bristol BS8 3RD

Approximate Gross Internal Area 227.90 sq m / 2452.50 sq ft

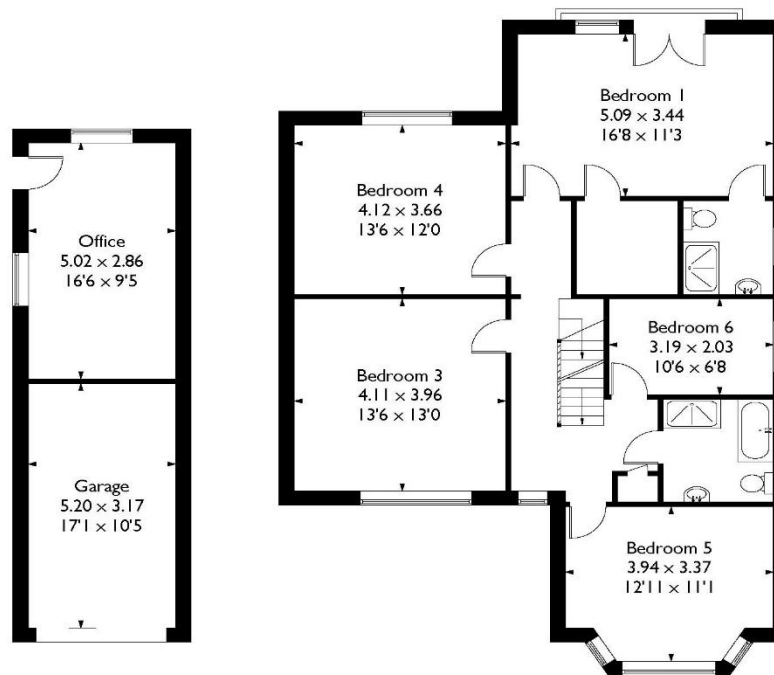
Garage / Office Area 31.10 sq m / 335.0 sq ft

Total Area 259.0 sq m / 2787.50 sq ft

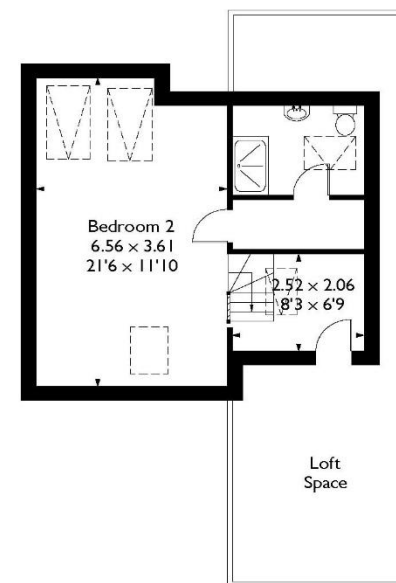
(Excludes Loft Space)



Ground Floor



First Floor



Second Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.

IMPORTANT NOTE

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