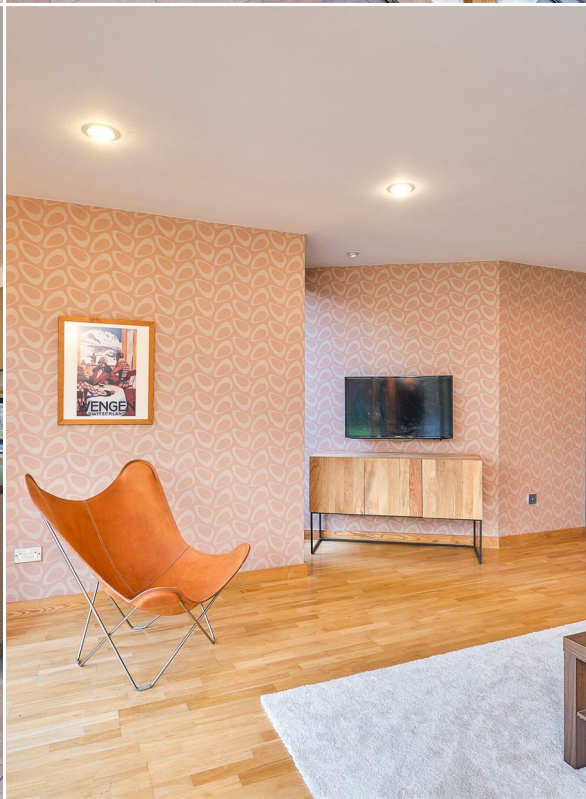


The Glashaus 2 St. Marys Road, Bristol, BS8 3PY

www.hydes.co.uk



The Glashaus 2 St. Marys Road, Bristol, BS8 3PY

Built in 1996, The Glashaus is a magnificent and impressive architect designed family home standing in a private walled garden within sought after Leigh Woods.

Set over two floors the modern and contemporary style accommodation is arranged around a central stairwell that overlooks the front garden. Undoubtedly, one of the main features of this well-presented home is the light and airy feeling throughout due to the south westerly orientation and the expanse of glazed windows to the front facade.

The accommodation is reached through a covered entrance portico which has a glazed front door opening into the entrance vestibule. There is a cloakroom and boiler room to either side of the vestibule. Internal double doors open into an impressive entrance/dining hall, which forms the central core of the house and has a full height glazed bay window overlooking the south westerly facing garden.

An oak tread staircase with matching handrail leads to a galleried landing at first floor. The entrance hall includes a log burner and ample room to one end for a dining table and chairs. There are three well proportioned reception rooms, two of which have full height sliding glazed doors opening onto the sun deck and front garden. The kitchen/diner is reached off the entrance hall through glazed double doors and runs the full depth of the house. Floor to ceiling glazed sliding doors open onto the sun deck and front garden. The modern fitted kitchen by Masterclass includes a comprehensive range of dust grey base & wall units topped with cement polished granite work surfaces. Integral appliances include a Siemens dishwasher and fridge/freezer. Neff self-clean oven/grill plus additional Neff combination oven/microwave. The separate island unit includes a 5-ring gas hob. To one side of the kitchen is a useful walk in shelved pantry as well as a utility room with door to rear garden.



4



3



3



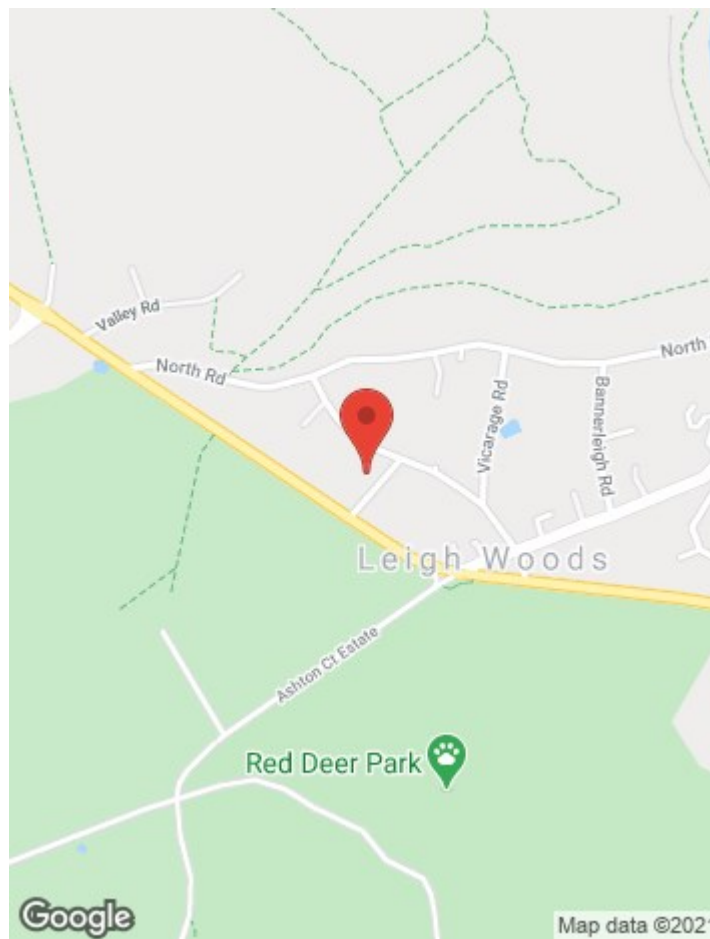
St. Marys Road, Leigh Woods, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 3200 SQ FT 297.3 SQ METRES
(EXCLUDES VOID & OUTBUILDING / INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property featured on this plan. Any figure given is for critical guidance only and should not be relied on as a basis of valuation.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 64 | 70 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |

OTHER INFORMATION



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