



**33 DENNYVIEW ROAD
ABBOTS LEIGH
BRISTOL**

33 DENNYVIEW ROAD, ABBOTS LEIGH, BRISTOL, BS8 3RD.

A four/five bedroom detached house situated in a popular cul-de-sac location within the highly regarded village of Abbots Leigh. The property occupies an unusually large plot with a fantastic 35 x 18 m (115 ft x 58ft) level landscaped garden, with a westerly aspect, backing directly onto open countryside and farmland at the rear forming a key feature.

Over the years the property has been both extended and reconfigured providing some 2,400 square feet of accommodation over two levels including a magnificent, dual aspect, open plan L shaped living/dining/kitchen space spanning some 8.5 meters. This fantastic room has full width bi fold doors that frame a magnificent outlook onto to the aforementioned landscaped garden and views beyond it. Two additional rooms on the ground floor provide complete versatility whether an incoming purchaser requires a home working space in a separate zone, downstairs sleeping arrangements or adaptation for separate annexing as desired.

Upstairs offers four bedrooms, two of which are en-suite with the principal bedroom having access to a west facing balcony offering views across the garden and over towards the Bristol channel as far as the Welsh Hills on the horizon. Outside, a generous frontage provides ample driveway parking and gives access to both a single garage and neighbouring car port.

In our opinion, this house would suit a prospective purchaser that seeks ideal family size accommodation in rural surroundings, yet only two and a half miles distant from the amenities of Clifton.

Lastly, it should be noted that this property is being sold with no onward chain.

LOCATION

Abbots Leigh is regarded by many as one of the most sought-after villages on the outskirts of the city with its own church, public house and village hall all being within half a mile of the property. Clifton Village is situated approximately two miles away across the world-famous Clifton 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 four miles and Bristol International Airport around nine miles. A variety of beautiful walks including Abbots Pool and The Avon Gorge (a designated area of special scientific interest and natural beauty) are on offer quite literally from the doorstep. The area is particularly well served for schooling in both the state and private sectors.

OTHER INFORMATION

VIEWING: Strictly by prior appointment with Hydes Of Bristol.

TENURE: We are advised the property is Freehold.

SERVICES: Mains electricity and water, private drainage, oil fired central heating and facility to connect to ultra-fast broadband.

INTERNET SPEEDS (SOURCE OFCOM): Broadband 23Mbps (Standard) or 1000 Mbps (Ultrafast).

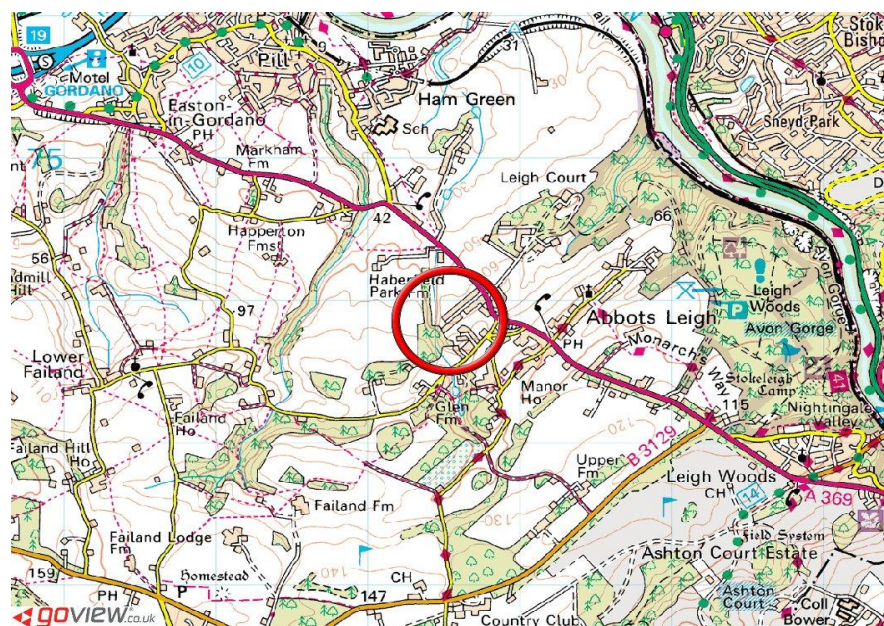
MOBILE PHONE: Outdoor - "Good" and variable in home (Source OFCOM)

WEB SITE: www.abbotsleigh.org.uk

LOCAL AUTHORITY: North Somerset Council (01934 888888)
www.n-somerset.gov.uk

COUNCIL TAX : Band F (£3521.22p payable for 2026 to 2027)

ENERGY PERFORMANCE RATING: E (43) with potential of D (67)



Dennyview Road, Abbots Leigh BS8 3RD

Approx. Gross Internal Area

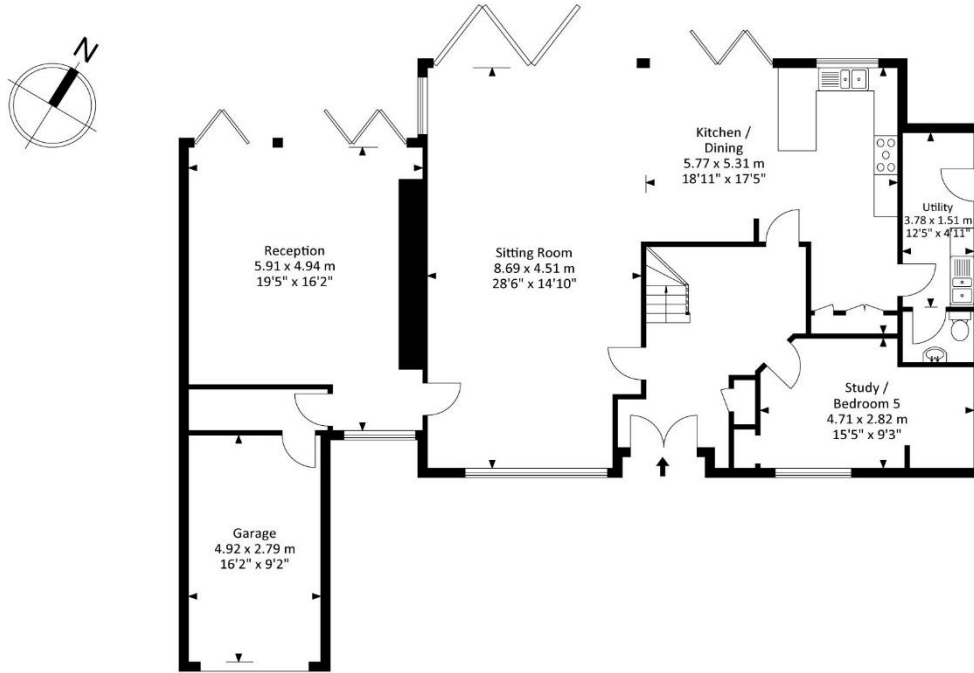
2266 Sq.Ft - 210.5 Sq.M

Garage Area

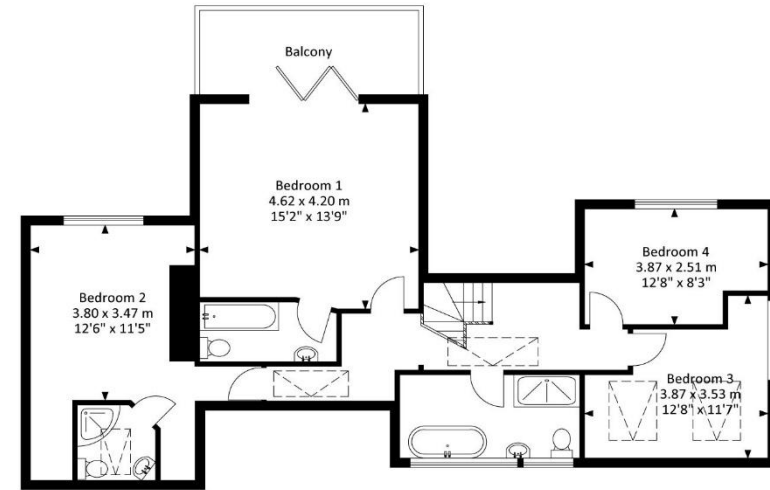
147.8 Sq.Ft - 13.7 Sq.M

Total Area

2413.8 Sq.Ft - 224.2 Sq.M



Ground Floor

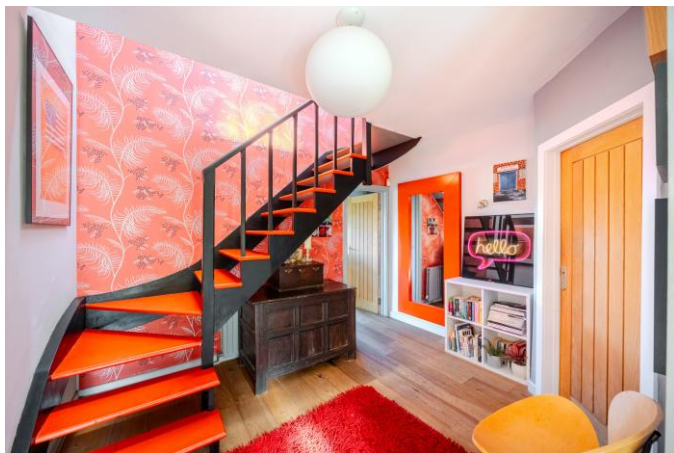


First Floor

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.





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