



Woodleigh House Manor Road, Abbots Leigh, Bristol BS8 3RR

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## Woodleigh House Manor Road, Abbots Leigh, Bristol BS8 3RR

A most impressive, detached residence of some 5400 square feet, constructed in 1996 to a particularly high and bespoke standard. Woodleigh House is nestled away in a private, rural setting behind automated gates occupying an overall plot of 0.66 of an acre within in this highly regarded village on the very edge of the city.



4



5



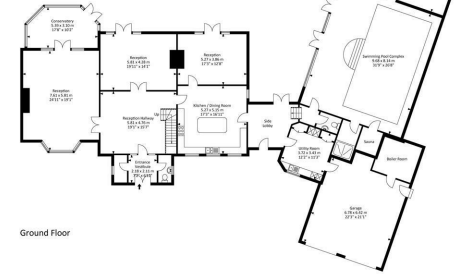
4



Approx. Gross Internal Area  
5370.0 Sq.Ft - 498.90 Sq.M  
(Total area includes garage)

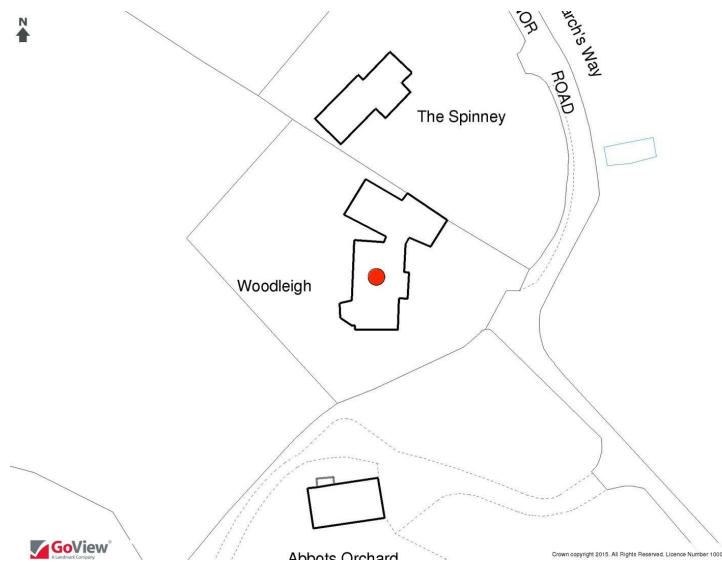


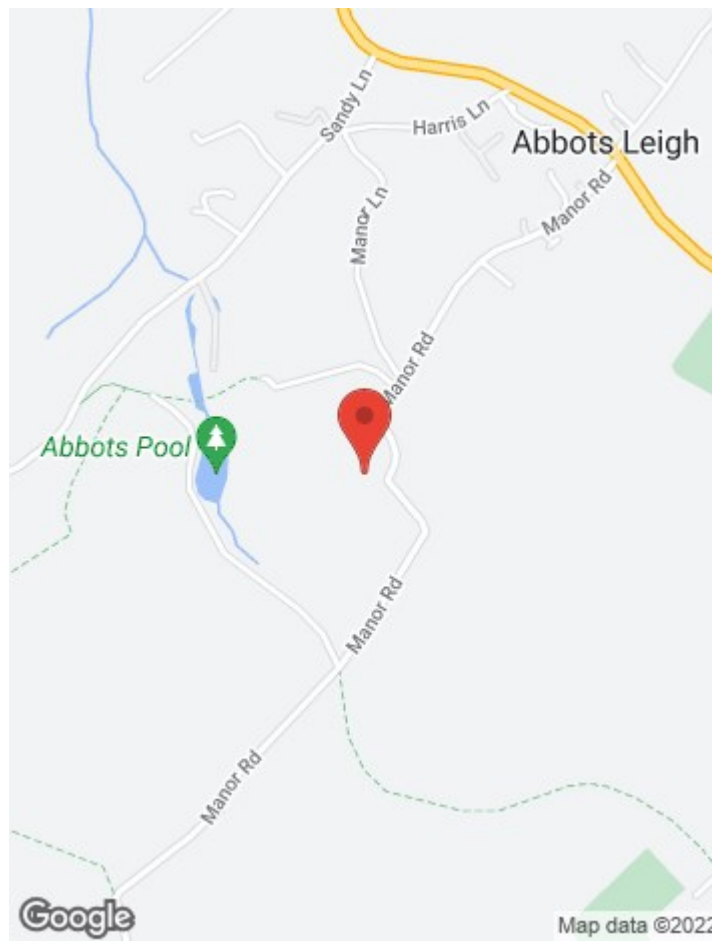
First Floor



Ground Floor

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure  
accuracy of the floor plan all measurements are  
approximate and no responsibility is taken for  
any error, omission or measurement.





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		26	44
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**OTHER INFORMATION**



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