

A two-story house with a light cream-colored upper floor and a brick lower floor. It features a green garage door, a central entrance with a dark red door, and a large bay window on the right side. The house is surrounded by a green lawn, a paved driveway, and some trees and shrubs. The sky is blue with some clouds.

**THE RIDINGS
ABBOTS LEIGH
BRISTOL**

THE RIDINGS, HARRIS LANE, ABBOTS LEIGH, BRISTOL, BS8 3QX.

A four bedroom, three reception room detached house (circa 2666 sq. ft) situated in a secluded and private plot within an exclusive country lane in the highly regarded village of Abbots Leigh. The property has had only one ownership since its conception in 1978 and has served them extremely well as a very happy family home. This sale now offers an incoming purchaser the opportunity to style and appoint the property to their own requirements as desired. One of the most predominant features of this very special family home are the sizable, landscaped gardens to both the front and rear, the former of which offers a gated driveway approach, that in turn leads to integral garaging and the latter complete with a covered sun terrace and ornate summer house. Upon entering the house a most welcoming, spacious entrance hallway presents a short flight of stairs up to a most impressive, bay fronted living room, measuring around 7 x 6 meters taking full advantage of a delightful outlook over the front garden. At first floor level, the bedrooms to the front also enjoy a similar, pleasing outlook over the front garden and lawn. It cannot be ignored, as has been the case with many of the neighbouring houses in Harris Lane, that the property holds potential to extend further subject to obtaining the necessary consents. Lastly, it should be noted that this property is being sold with the advantage of having no onward chain.

DIRECTIONS

(From Clifton) Depart Bristol across the famous Clifton Suspension Bridge on the B3129 as far as the traffic lights opposite the gates to Ashton Court. Turn right at these traffic lights onto the A369 towards Portishead. After about half a mile carry straight on at the next set of traffic lights continuing on the A369. Again after about half a mile you will observe The George public house on your left hand side. Harris lane is the next available (narrow) turning on the left-hand side after The George. The subject property can be found signposted after about 80 meters ascending a private driveway (see location maps).

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 (shared drainage tank with neighbouring Chelmwood House next door with easement in place for access), oil fired central heating and facilities in place to connect to ultra-fast broadband.

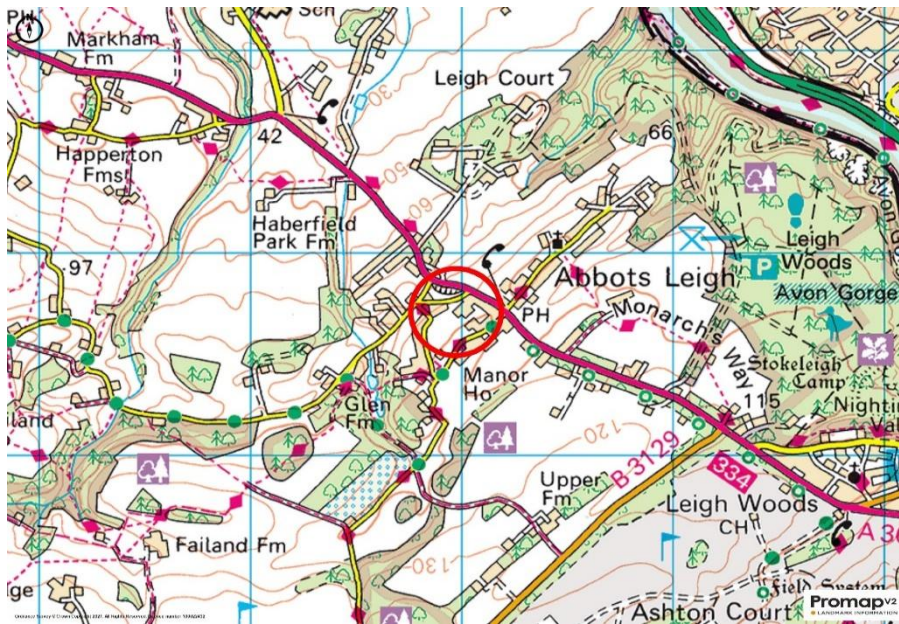
INTERNET SPEEDS (SOURCE OFCOM): Broadband 23Mbps (Standard) or 1000 Mbps (Ultrafast).

WEB SITE: www.abbotsleigh.org.uk

LOCAL AUTHORITY: North Somerset Council t: 01934 888888 or w: www.n-somerset.gov.uk

COUNCIL TAX BAND: Band G (£4,062.96 payable for 2026 to 2027)

ENERGY PERFORMANCE RATING: F (30) with potential of D (67)

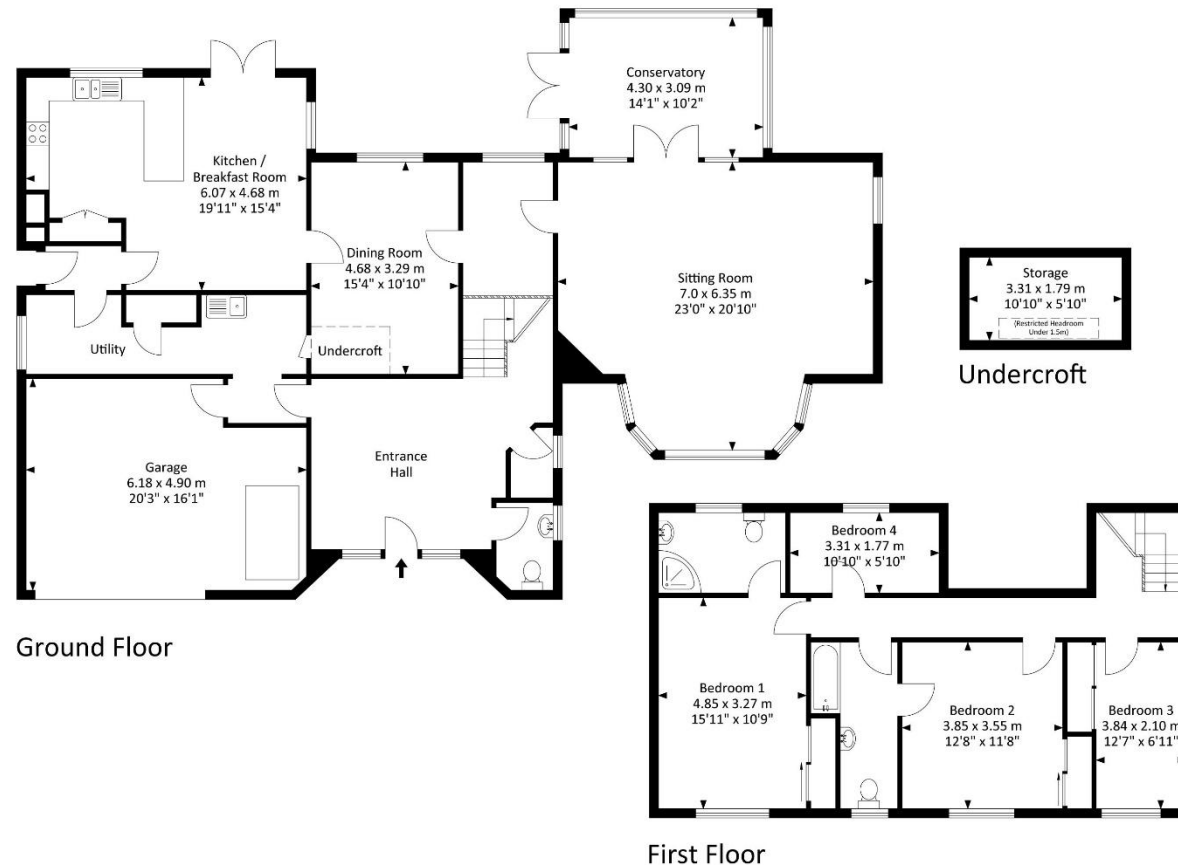
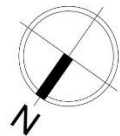


Harris Lane, Abbots Leigh BS8 3QX

Approx. Gross Internal Area
2375.50 Sq.Ft - 220.70 Sq.M

Garage Area
290.70 Sq.Ft - 27.0 Sq.M

Total Area
2666.20 Sq.Ft - 247.70 Sq.M



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.

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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