



Woodsmoke  
Glen Avenue  
Abbots Leigh

# WOODSMOKE, GLEN AVENUE, ABBOTS LEIGH, BRISTOL, BS8 3SD

**A DELIGHTFUL DETACHED PROPERTY SET WITHIN A SECLUDED VALLEY SURROUNDED BY FIELDS AND WOODLAND. THE VERSATILE ACCOMMODATION BOASTS LARGE WINDOWS THROUGHOUT ALLOWING NATURAL LIGHT TO FLOOD THE WELL PRESENTED ACCOMMODATION AS WELL AS PICTURE FRAMING THE BEAUTIFUL FAR REACHING COUNTRYSIDE VIEWS. ENJOYING AN ELEVATED POSITION, THIS WONDERFUL OPPORTUNITY BOASTS GENEROUS GARDENS, LARGE SUNDECK AREA, PARKING FOR MULTIPLE VEHICLES, AND A DETACHED GARAGE. THE PROPERTY'S GENEROUS PLOT, ORIENTATION AND ELEVATED CITING MAKE WOODSMOKE AN EXCELLENT OPPORTUNITY TO EXTEND OR INDEED REDEVELOP, SUBJECT TO OBTAINING THE NECESSARY CONSENTS, AS HAS BEEN DONE BY NEIGHBOURING PROPERTIES.**

## SUMMARY OF ACCOMMODATION

Woodsmoke is a versatile home set in a wonderfully peaceful valley in Abbots Leigh, the accommodation is currently arranged as a three bedroomed home comprising of a kitchen/breakfast room with ample room for dining and walk in pantry, a sitting room, the dining room, a large study, a separate utility room, and a cloakroom on the ground floor, with the three bedrooms upstairs, the master benefitting from an ensuite, and a family bathroom. All of the accommodation enjoys fabulous countryside views, with the principle living accommodation being south facing.

To the west of the house is a large sundeck accessed via the dining room, and it is considered that, subject to obtaining the necessary consents, the property could be extended or redeveloped as has been the case with other neighbouring properties.

The gardens are a key attribute to this property and are mostly laid to lawn with abundance of mature trees and shrubs in well organised beds throughout the plot. Woodsmoke also owns approximately, just over, one third of the field that abuts the plot to the South West, where deer can often be seen.

As well as the aforementioned driveway parking for multiple vehicles, Woodlands has a detached garage with an electronic up and over garage door, and lots of storage.

## OTHER INFORMATION

**Tenure** – Freehold.

**Local authority** – North Somerset Council.

**Council tax band** – F (£3,521.22 for 2026/2027)

**Services** – Mains Electric and water, Oil Fired Central Heating, Private Cesspitt.

**Broadband** – “Ultrafast” with the potential of 1,000 Mbps download, and 1,000 Mbps upload speeds available.

**Mobile Phone Service** – “Variable” for data and phone coverage for EE, Vodafone, Three and O2.

**EPC** – E (54) with the potential of D (65).

**Viewings** -Through sole agents Hydes of Bristol, 0117 973 1516.

## LOCATION

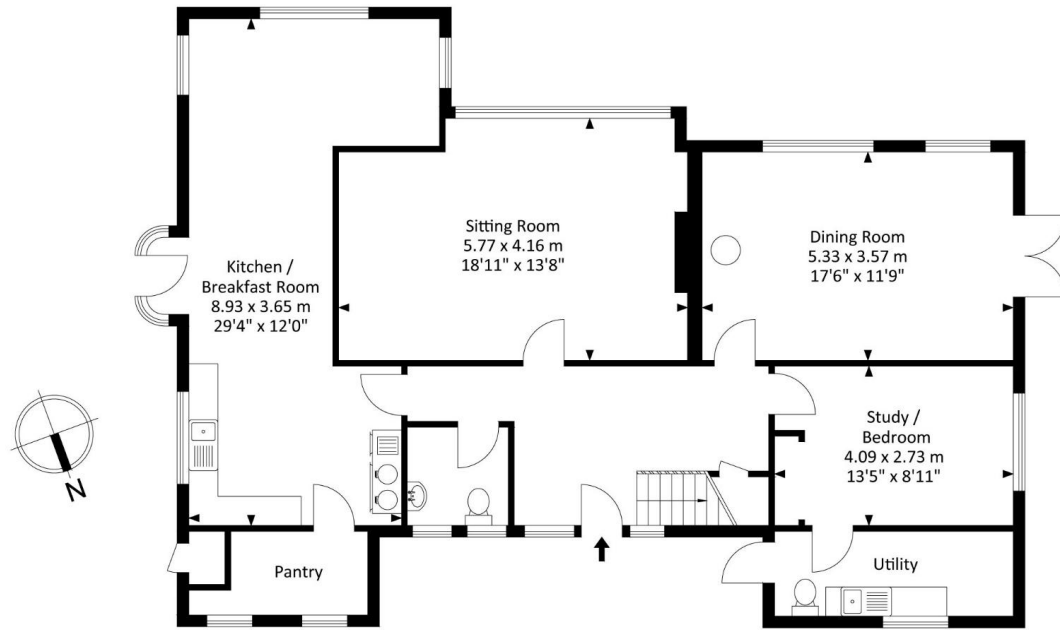
Abbots Leigh is regarded by many as one of the most sought after villages on the outskirts of the city. Clifton Village is situated approximately circa two miles away across Isambard Kingdom Brunel's world famous Suspension Bridge and the city centre approximately three and a half miles. Junction 19 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.

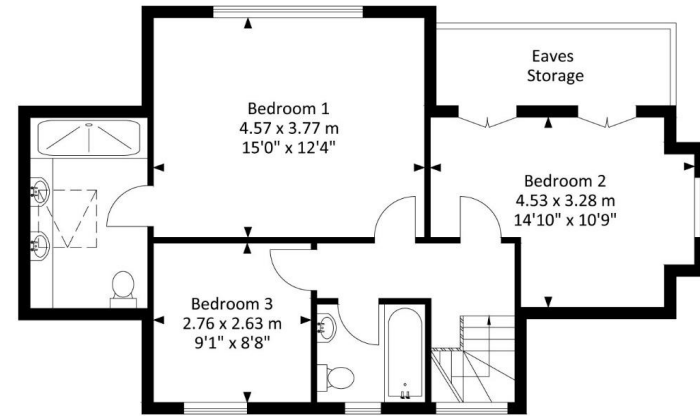


# Glen Avenue, Abbots Leigh, Bristol BS8 3SD

Approx. Gross Internal Area  
1883.80 Sq.Ft - 175.0 Sq.M



Ground Floor



First Floor

## IMPORTANT NOTE

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**Hydes**  
OF BRISTOL

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