



19 Church Road, Bristol, BS8 3QP

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A substantial six bedroom detached residence of some 5,000 square feet occupying a generous plot approaching half an acre in one of Bristol's finest residential locations. Abbots House underwent a comprehensive refurbishment in 2011 to exacting standards and offers the perfect lifestyle blend of country living with views, yet being only a few minutes' drive to Clifton, across the world famous Clifton Suspension Bridge. During the complete refurbishment and reconfiguration, careful thought was awarded towards the layout and way in which most prefer to live today, to include a fantastic kitchen/living/dining space with outside access and versatile accommodation to the ground floor. Outside the house has been finished with an attractive, traditional stone façade in keeping with the rural character of this highly regarded village lane. The house has a beautiful, south west facing garden with undulating lawns and terraces offering far reaching views complete with an outdoor heated swimming pool. Occupying an elevated position within the village, Abbots House has far reaching views to both aspects with the front looking over neighbouring farmland towards Leigh Woods in the east, and the aforementioned rear looking further afield across the Bristol Channel as far as the Welsh Hills on the horizon in the west.

It should be noted that this property is being sold with no onward chain and therefore available for early occupation as desired.



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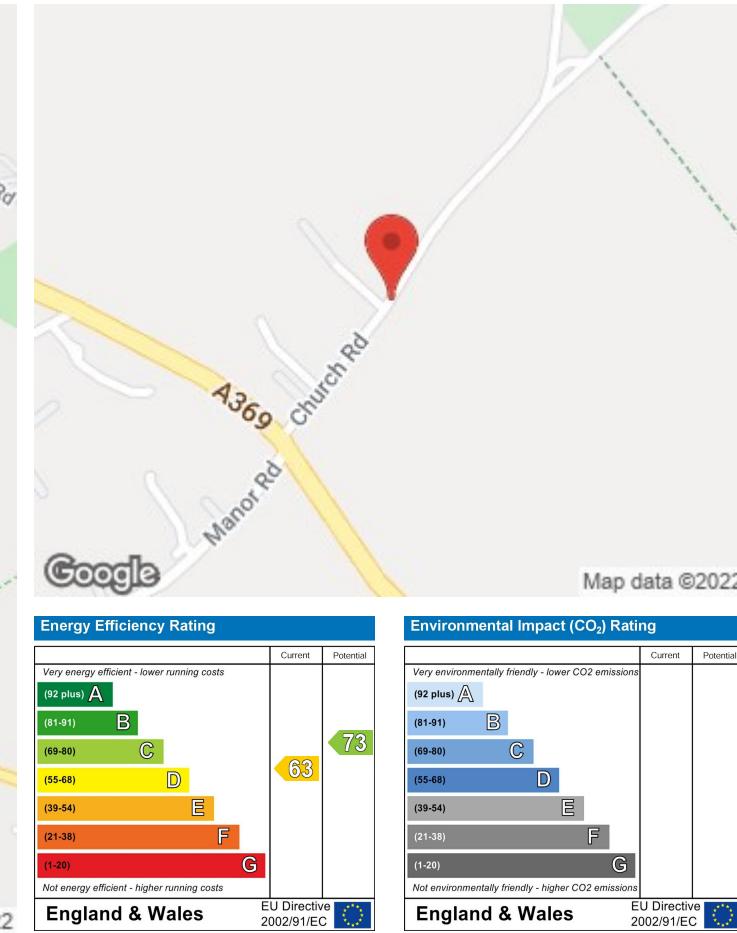


Approximate Area = 460.7 sq m / 4959 sq ft (Excluding Void)
Garage = 32.4 sq m / 349 sq ft
Outbuildings = 28.3 sq m / 305 sq ft
Total = 521.4 sq m / 5613 sq ft
Including Limited Use Area (15.7 sq m / 169 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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			
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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