



2 RECTORY GARDENS,
BLAISE, BS10 7AQ

GOODMAN
& LILLEY







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BLAISE BS10 7AQ

GUIDE PRICE
£1,200,000

An exceptional detached contemporary residence set in a private, tree-lined plot within the historic Blaise Castle Estate.

This outstanding modern family home is quietly nestled in an exclusive private setting accessed via a shared driveway with just one neighbouring property. Located behind secure electric gates, this architecturally designed residence occupies a tranquil and secluded plot of approximately one-third of an acre, surrounded by mature trees and thoughtfully landscaped gardens.

An Exquisite Detached 4-Bedroom Contemporary Masterpiece

Approached via a long, tree-flanked drive with motion-sensor lighting, the property opens to a substantial gravelled area offering ample off-street parking and access to a large detached garage/workshop (21'9" x 18'9") with scope for conversion into a self-contained annexe or home office. A stream (Hazel Brook) gently borders the approach, enhancing the peaceful, semi-rural ambience.

The wrap-around slate terrace and expansive level lawned gardens make this home ideal for all fresco entertaining, gardening and family enjoyment. The fully enclosed grounds are pet-friendly and include a greenhouse, two bespoke sheds, multiple fruit trees and an unusually practical feature—a discreet, mains-connected dog waste flush point!

Stylish, Grand Design Living

Ground Floor

Step inside via a striking entrance foyer where you are immediately met with a sense of space and high quality finish. The showpiece bespoke staircase, hand-crafted from European oak with wrought iron spindles, ascends through a vaulted galleried landing, making an unforgettable first impression.

The open-plan heart of the home spans over 24 feet and includes:

- A spacious living/dining/kitchen area (21'8" x

24'3") with triple aspect glazing

- Tulip wood internal doors with oak veneer & glass panelling
- Bespoke fitted cabinetry and breakfast station
- High-spec bespoke kitchen with quartzite natural stone worksurfaces, large shaped island, dual-zone wine cooler, 4-way Franke boiling water tap, USB ports, space for an American smart fridge freezer and 5-ring induction range cooker with twin ovens, grill and warming drawer

Triple glazed doors lead to a delightful sitting room (21'8" x 11'8") with two sets of double French doors opening to the terrace, making it ideal for both cosy evenings and summer gatherings.

Utility, Storage & Practical Features

A well-equipped utility room (9'9" x 7'11") with built-in dog kennel, a dedicated mud room (6'0" x 5'9"), and a cloakroom/WC ensure family living is catered for in full. A large fully boarded loft (18'2" x 9'6") offers additional storage and houses the state-of-the-art Mechanical Ventilation with Heat Recovery (MVHR) system for year-round energy efficiency and air quality.

First Floor: Bedroom Retreats

Upstairs, the galleried landing leads to four bedrooms, including:

- Master Suite (22'4" x 11'11") – full-depth of the property with dressing room and luxury ensuite
- Three further bedrooms served by a stylish

family bathroom featuring Mandarin Stone tiling and a cleverly concealed TV

Additional Highlights

- End of Chain – ready for a swift transaction
- Cat 6 Ethernet cabling, Coaxial cable and HDMI from understairs hub to every room – ideal for home working and entertainment
- Nest smart heating system & water softener throughout
- Underfloor water-based heating on both floors including garage
- Camera security system, motion lights, and intercom access
- 10 foot high ceiling throughout all rooms on both floors
- Garage with air-compressor line for car/bike maintenance
- All bathrooms & tiled areas (including terraces) finished in high-end Mandarin Stone
- Farrow & Ball paint throughout – colours available on request
- Main drains connection
- Conservation Area – within the original walls of Blaise Castle Estate (tree works require Council application) and built in the former gardens of the Blaise Estate Rectory

Outside & Outbuildings

- Detached garage/workshop (21'9" x 18'9") with adjoining store room (15'4" x 5'1")
- Two bespoke storage sheds (15'11" x 7'11" and 16'1" x 8'11")
- Greenhouse and external water/electric points
- Potential for addition of solar panels and log burner flue (lapsed planning)

Access Details

The property is accessed via a shared electric gate (owned by No.1 Rectory Gardens). Continue along the drive, the latter stretch is owned and maintained by No.2, to a second private electric gate belonging to No.2, fitted with intercom and security lighting

In Summary

A truly one-of-a-kind contemporary home offering luxury, privacy, and superb specification in one of North Bristol's most desirable, tucked-away conservation areas.

Contact us today to arrange your private viewing.

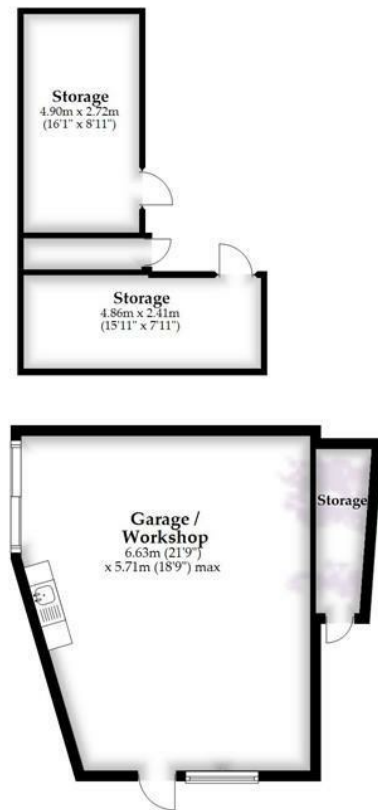






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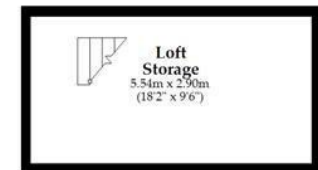
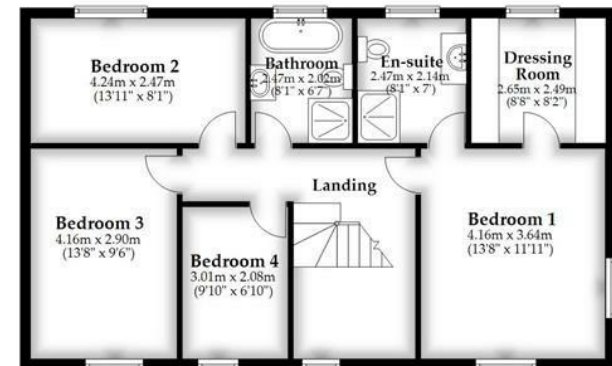




Ground Floor



First Floor



Total area: approx. 290.6 sq. metres (3128.1 sq. feet)

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.

Plan produced using PlanUp.

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