



ROSELANDS ABBOTS LEIGH ROAD,  
BRISTOL, BS8 3QD

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GOODMAN  
& LILLEY







# ROSELANDS ABBOTS LEIGH ROAD

## BRISTOL BS8 3QD

GUIDE PRICE  
£2,000,000

Completed in 2025, this new build residence combines thoughtful design, bundles of storage space and eco credentials, and benefits from a 10 year structural warranty guarantee. Featuring an air source heat pump, MVHR system, underfloor heating throughout the ground floor, high thermal efficiency triple glazing, HikVision CCTV and CAT 6 cabling. Specification highlights include aluminium windows and doors, porcelain tiling and high specification appliances.

### Situation

Roselands is a bespoke designed five bedroom family home of significant proportions with a generously sized plot set in a semi-rural area close to the amenities of the popular Clifton Village. The property boasts a superb location for those who enjoy recreation with Leigh Woods nature reserve, Clifton College sports facilities and Abbots Leigh cricket club on the doorstep, and both Ashton Court – with its mountain bike trails, deer park and public golf course, and Bristol and Clifton golf club just around the corner. The cafes and shops of Clifton village are just across the famous Clifton Suspension bridge and a good gastro pub in Abbots Leigh village are both within walking distance too.

Shopping facilities can be found at nearby Clifton, approximately 2 miles away by crossing the famous Clifton Suspension Bridge.

National rail links are found in the city centre (3.5 miles) with a direct service to London Paddington. Junction 19 of the M5 only around 2.6 miles away gives access to the motorway network.

### Description

Completed in 2025, Roselands is one of just two bespoke contemporary homes, thoughtfully designed and built by a local developer. With a focus on quality and sustainability, the house includes advanced features such as Cat 6 cabling throughout, triple glazed windows, air source heating, and underfloor heating on the ground floor—designed with the modern family and future efficiency in mind.

The layout is spacious and practical, with a welcoming entrance hall and feature galleried landing. The ground floor includes a cloakroom and plant room, and the heart of the home is the stunning 33ft x 21ft open-plan kitchen, dining, and family space. This area is flooded with natural light thanks to full-height sliding doors on both aspects, and it's fitted with a central island, quartz surfaces, and top-end NEFF appliances. A very large utility room, pantry, and boot room provide excellent storage and functionality. A versatile playroom or cinema space, a separate lounge with garden access, and a dedicated study complete the ground floor.

Upstairs, the principal bedroom includes a

stylish en-suite with both bath and shower, a walk-in dressing area, and additional storage space. Two further double bedrooms enjoy private en-suite shower rooms, while a fourth double bedroom shares a Jack & Jill style bathroom with a fifth, adaptable room—ideal as a guest room or second study. Each of the four main bedrooms benefits from full-height access to deep eaves storage, with generous headroom suitable for creative use as study nooks, dens, or hobby spaces.

### Gardens & Grounds

Set circa. 1.5 acres, Roselands is enveloped by mature trees providing tranquillity and privacy. A private driveway leads through electric gates to a block-paved forecourt with parking for multiple vehicles. The rear garden is terraced across three levels and predominantly laid to lawn, benefitting from a sunny southerly orientation. A generous patio area opens directly from the main living spaces, perfect for alfresco dining and entertaining. Subject to planning, there's scope to add a car port, detached garage, or ancillary outbuildings if desired.

### Services & Additional Information:

Mains water and electricity  
Private drainage via modern sewage treatment plant  
Air source heating with underfloor heating to the ground floor  
Triple glazed windows  
EV charging point  
10-year building warranty

Local Authority: North Somerset Council  
Council Tax: Band G

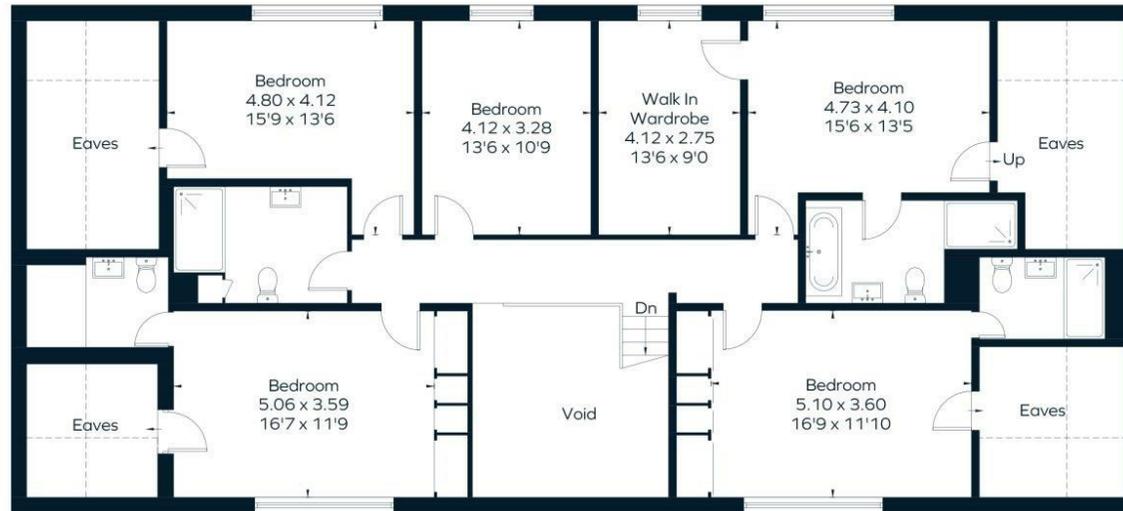
- Triple Glazing
- Detached new build house
- Prestigious Abbots Leigh location
- Viewing recommended
- Heat Recovery System
- Over 4,060 sq ft
- Near Clifton Village
- Large open plan spaces
- 1.5-acre generous plot
- Contemporary design



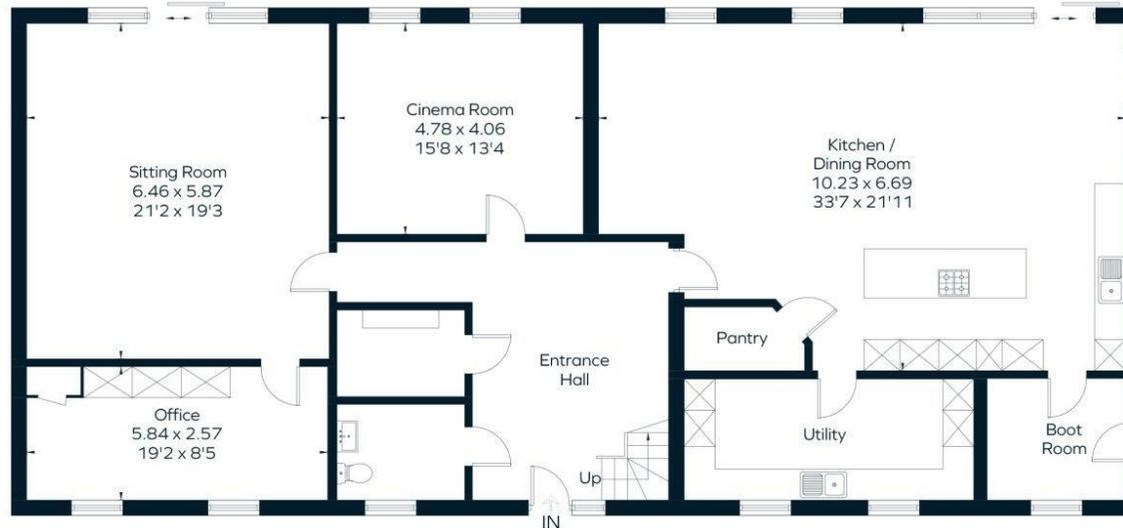




Approximate Floor Area = 377.2 sq m / 4060 sq ft (Including Eaves / Excluding Void)



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #83452

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