

2 Rectory Gardens, Blaise, BS10 7AQ







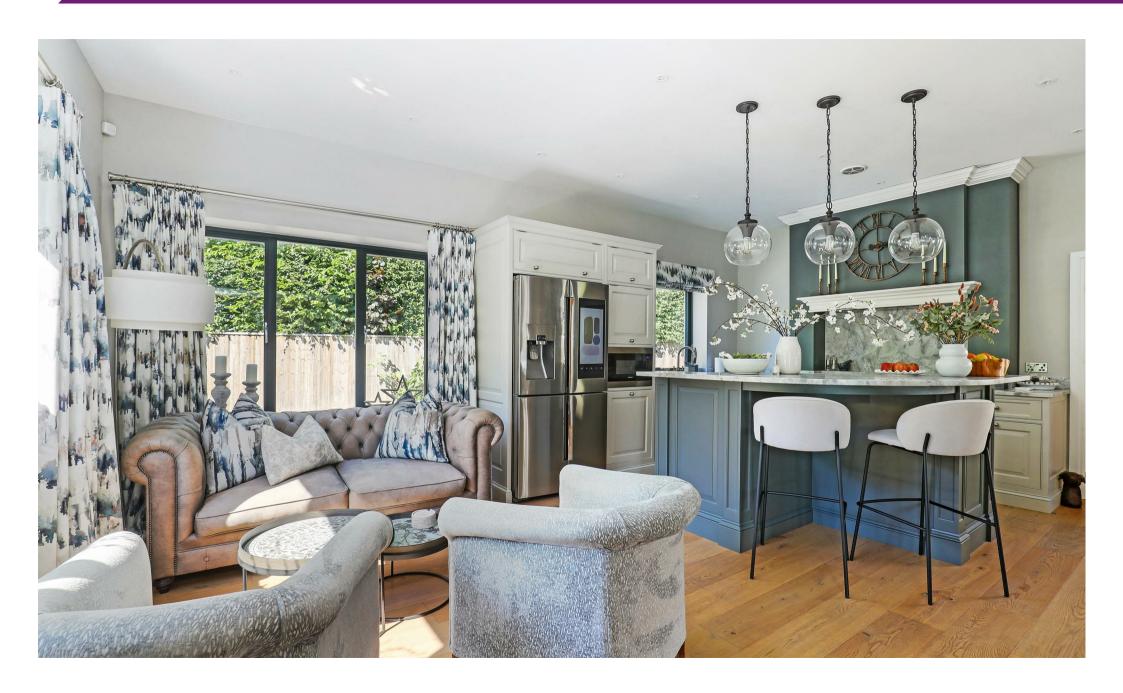












2 RECTORY GARDENS

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 onethird 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 al fresco entertaining, gardening and family enjoyment. The fully enclosed grounds are petfriendly 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 fover 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

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" available on request x 5'9"), and a cloakroom/WC ensure family living is catered for in full. A large fully boarded • Conservation Area – within the original walls loft (18'2" x 9'6") offers additional storage and houses the state-of-the-art Mechanical Ventilation Council application) and built in the former with Heat Recovery (MVHR) system for yearround 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
- · Three further bedrooms served by a stylish

family bathroom featuring Mandarin Stone tiling Access Details 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
- 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
- · 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
- Main drains connection
- of Blaise Castle Estate (tree works require 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)

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, tuckedaway conservation areas.

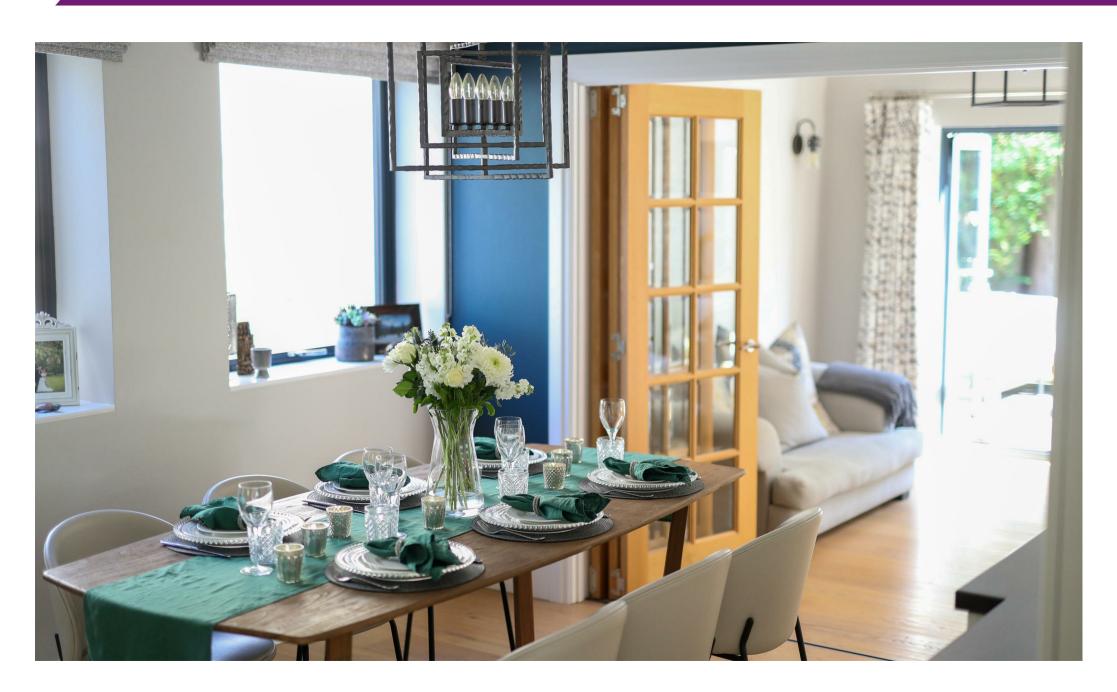
Contact us today to arrange your private viewing.





























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