



THE GABLES ASHGROVE AVENUE,  
ABBOTS LEIGH, BS8 3QE

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GOODMAN  
& LILLEY







# THE GABLES ASHGROVE AVENUE

## ABBOTS LEIGH BS8 3QE

GUIDE PRICE  
£1,200,006

A rare opportunity to acquire this impressive, 3,000sq ft plus family residence, which has been fully refurbished to an exceptional standard and is situated on a no through road in the heart of this highly regarded BS8 village. Bordering open farmland, it is positioned just 1.7 miles from the famous Clifton Suspension Bridge, as well as Clifton Village's array of shops, bars and restaurants. J19 of the M5 is just 3.6 miles away.

In brief the stunning accommodation comprises a welcoming entrance that opens into a fabulous open plan living space with kitchen, dining and sitting areas that houses an attractive central fireplace, a spectacular bespoke cantilever staircase clad in American Walnut with back lighting leading to the first floor and bi folding doors providing access to the gardens. Further accommodation to the ground floor is a shower room, utility room and an additional reception room/potential fifth bedroom with views across open farmland.

The first floor offers a excellent master suite with full bathroom and dressing area, the second bedroom also offers its own bathroom with the other two bedrooms having use of an additional shower room. There are two extra loft/storage rooms and house is heated by a Mitsubishi Ecodan 13 Kw air source heat pump. The property is set in a good sized plot with generous lawn and patio areas to enjoy this semi rural location.

### Accommodation comprising;

#### Entrance Porch

Via triple glazed front door, feature high ceiling, large stain glass window to front and further window to side, open access to -

#### Open Plan Living Areas & Kitchen/Dining Room

Triple glazed window overlooking garden, bespoke cantilever staircase clad in American Walnut rising to the first floor with under lighting and feature light box wall, superb contemporary central gas fire servicing the whole of the open plan living areas, the spacious kitchen enjoys a huge amount of natural light from the large roof light and two sets of triple glazed full length sliding doors which open to the sun deck and garden beyond and also take in the far reaching views of the neighboring countryside. There is a wide range of contemporary high gloss two tone units with a range of built in appliances and stone composite worktops with built in sink and tap, island unit with marble effect stone composite worktop and further sink with extendable hose tap, wine fridge and adjoining wooden breakfast bar, further triple glazed window to rear. Door to -

#### Inner Hall

Feature oak sliding door to downstairs shower WC, tiled floor, door to rear hall.

#### Shower Room WC

Feature contemporary sink with mixer tap, low level WC, glass shower cubicle with wall mounted shower, triple glazed window to front, tiling, feature neon lighting.

#### Rear Hall/Store Room

Tiled floor, double glazed door to rear pathway access, walk in store room and utility room, oak door to the Cinema Room -

#### Utility Room

With worktop and space/plumbing for washing machine.

#### Cinema Room/Bedroom 5

Dual aspect room with triple glazed window with delightful far reaching views towards Leigh Woods, further triple glazed window overlooking garden to side, hardwood flooring, stairs rising to master bedroom and en-suite dressing room.

#### First Floor Landing

With access to one of two converted loft space storages and doors to:

#### Loft Storage Room

Fitted wood effect floors, velux window and ample storage.

#### Bedroom Two / En Suite

A superb second bedroom with wonderful outlooks via windows across the gardens towards Wales on a clear day, and a excellently fitted high quality bathroom separated by glass screen.

#### Bedroom Three

Window to the side.

#### Bedroom Four

Window to the side.

#### Shower Room

Fitted like the rest of the house to a high standard with a contemporary suite, window to the side.

#### Master Suite

The master bedroom has to be seen to fully appreciate all it offers, comprising of three areas and two rooms including a dressing area with space for dressing table and hanging storage there is remote ladder access to a second loft space storage room, a high quality bathroom with full suite that includes a walk in shower and freestanding feature bath. The master suite is finished with a generous bathroom area with stunning views out across surrounding fields, and a second staircase down to the cinema room.

#### Outside

#### Gardens

Front paved driveway offering parking for three vehicles, a secure video entry gate opens to an attractive Pergola entrance courtyard with stone paving, as well as a further larger driveway offering an additional four parking spaces and an electric vehicle charging point. The generous grounds beyond have been expertly levelled and landscaped with the majority laid to lawn ideal for the growing family or keen gardener. There are well stocked raised borders to the left hand side, with tall trees screening the adjacent road and timber fencing to the rear and far side enclosing the lawn with views over the surrounding countryside, attractive water feature and rear paved pathway ideal for storage and LPG bottle storage with further front gate to the far end. Finally there is a sizable sun deck attached to the side and rear of the property directly outside the kitchen and dining areas of the house, ideal for al fresco entertaining.



- Detached Home
- Open Plan Living Space

- Fully Refurbished
- Three Bathrooms

- Four Bedrooms
- Driveway Parking





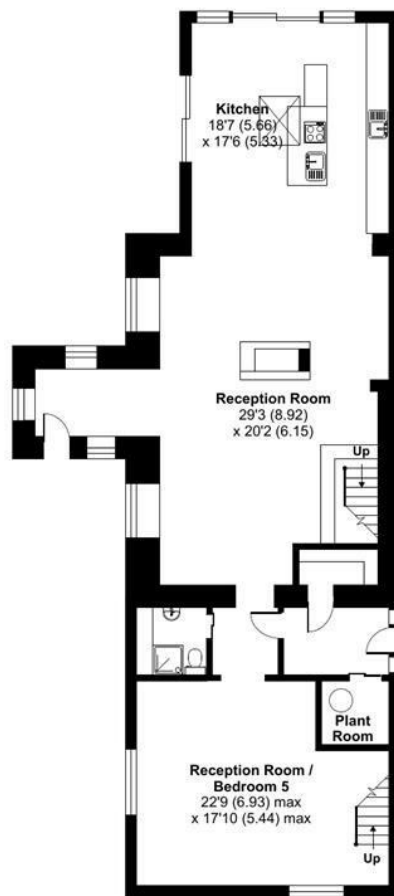
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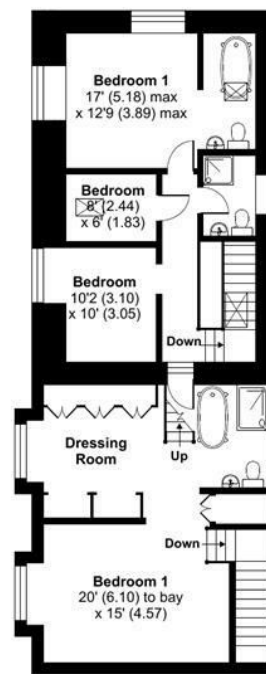
# Ashgrove Avenue, Abbots Leigh, Bristol, BS8

Approximate Area = 3196 sq ft / 297 sq m

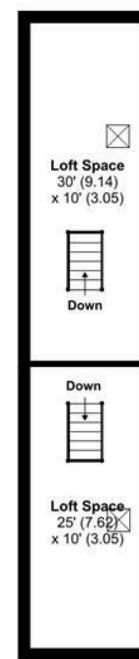
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.  
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