GOODMAN & LILLEY

GLENLEIGH SANDY LANE

BRISTOL
BS8 3SE

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- Huge potential STPP
- Approximately 1,816 sq ft including the garage
- Mature, private gardens with several seating terraces
- Close to Abbots Pool and surrounding woodland walks
- Superb elevated setting
- Highly regarded location in Abbots Leigh
- Overall plot Circa. 0.5 acres
- Convenient access to Clifton and central Bristol

SUMMARY

An individual detached family home occupying a wonderfully private and established setting in one of Bristol's most desirable semi-rural villages, moments from the woodland walks and open countryside surrounding Abbots Pool.

LOCATION

Sandy Lane occupies a particularly sought-after position within Abbots Leigh, a highly regarded village on the western edge of Bristol. The area is known for its leafy surroundings, substantial homes and immediate access to beautiful countryside. Glenleigh is located exceptionally close to Abbots Pool, a much-loved local nature reserve centred around an attractive woodland pool and a network of scenic footpaths. The surrounding woodland and open countryside provide excellent opportunities for walking, running and outdoor recreation almost directly from the property.

Abbots Leigh offers the rare combination of a peaceful semi-rural lifestyle and convenient access to Clifton, Bristol city centre and the wider motorway network. Nearby Clifton Village provides an extensive selection of independent shops, cafés, restaurants and professional services, while the city's leading schools, cultural attractions and business districts are readily accessible.

The property is also well placed for travel towards Portishead, Clevedon and North Somerset, with Bristol Airport and the M5 within practical reach.

DESCRIPTION

Glenleigh is an appealing four-bedroom detached residence offering approximately 1,635 sq ft of versatile accommodation, together with a detached garage. The house is set within generous, mature gardens with a total plot of around 1/2 acre and enjoys an attractive outlook over its own grounds, creating a notable sense of privacy and seclusion.

The accommodation is arranged over two floors and combines well-proportioned reception rooms with flexible bedroom and working-from-home space. Broad windows and glazed doors draw an abundance of natural light into the house, while the relationship between the principal rooms, terraces and gardens is particularly well suited to family life and entertaining.

THE PROPERTY

The entrance hall provides a welcoming introduction to the house, with a staircase rising to the first floor and access to the principal ground-floor accommodation.

The sitting room is a particularly generous reception room, extending to approximately 18'7" in length. A substantial fireplace provides a natural focal point, while an impressive expanse of glazing and doors opens towards the garden and adjoining terrace. The room enjoys an attractive leafy outlook and offers ample space for both formal and informal seating.

The dining room lies adjacent to the kitchen and provides a comfortable setting for family meals and entertaining. Its wide opening into the kitchen creates a sociable flow between the two spaces, while still retaining a degree of separation.

The kitchen is arranged in a practical galley-style configuration with an extensive range of fitted cabinetry, generous preparation surfaces and a breakfast bar providing informal seating. A glazed door opens directly to the garden, and the adjoining dining room and utility area give the ground floor a particularly functional layout.

Beyond the kitchen is a substantial utility room, providing useful additional storage and laundry space. A ground-floor shower room is positioned nearby, making this part of the house especially convenient for returning from country walks, gardening or outdoor pursuits.

Completing the ground floor is a versatile fourth bedroom, study or gym. Generous proportions and its position away from the principal reception rooms make it suitable for a variety of purposes, including guest accommodation, a home office, playroom or private workspace.

FIRST FLOOR

The first-floor landing leads to three comfortable bedrooms, a family bathroom and separate WC.

The principal bedroom is a well-proportioned double room extending to approximately 15'1" by 11'10", with an outlook across the surrounding gardens. Bedroom two is also a generous double, while the third bedroom provides an ideal child's room, nursery or additional study.

The family bathroom is fitted with a bath and wash basin, with a separate WC located alongside.

GARDENS AND GROUNDS

The gardens form an important part of Glenleigh's appeal. A broad expanse of lawn extends away from the house and is enclosed by mature trees, established hedging and dense planting, creating a wonderfully green and private backdrop.

Immediately adjoining the house are several paved terraces and seating areas, positioned to provide attractive spaces for outdoor dining and relaxation. One terrace is accessed directly from the sitting room, allowing the reception accommodation to flow naturally outside during the warmer months.

The garden's scale and mature setting offer considerable scope for keen gardeners, children and those seeking space for outdoor entertaining. The combination of open lawn, established boundaries and woodland surroundings gives the property an appealing country atmosphere, despite its accessibility to Bristol.

A detached garage provides secure parking or useful storage and workshop space.

ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: F (North Somerset Council)
EPC D (Valid until 2034)
Services: Mains electric, Oil heating, septic tank

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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
1883.00 SQ_FT

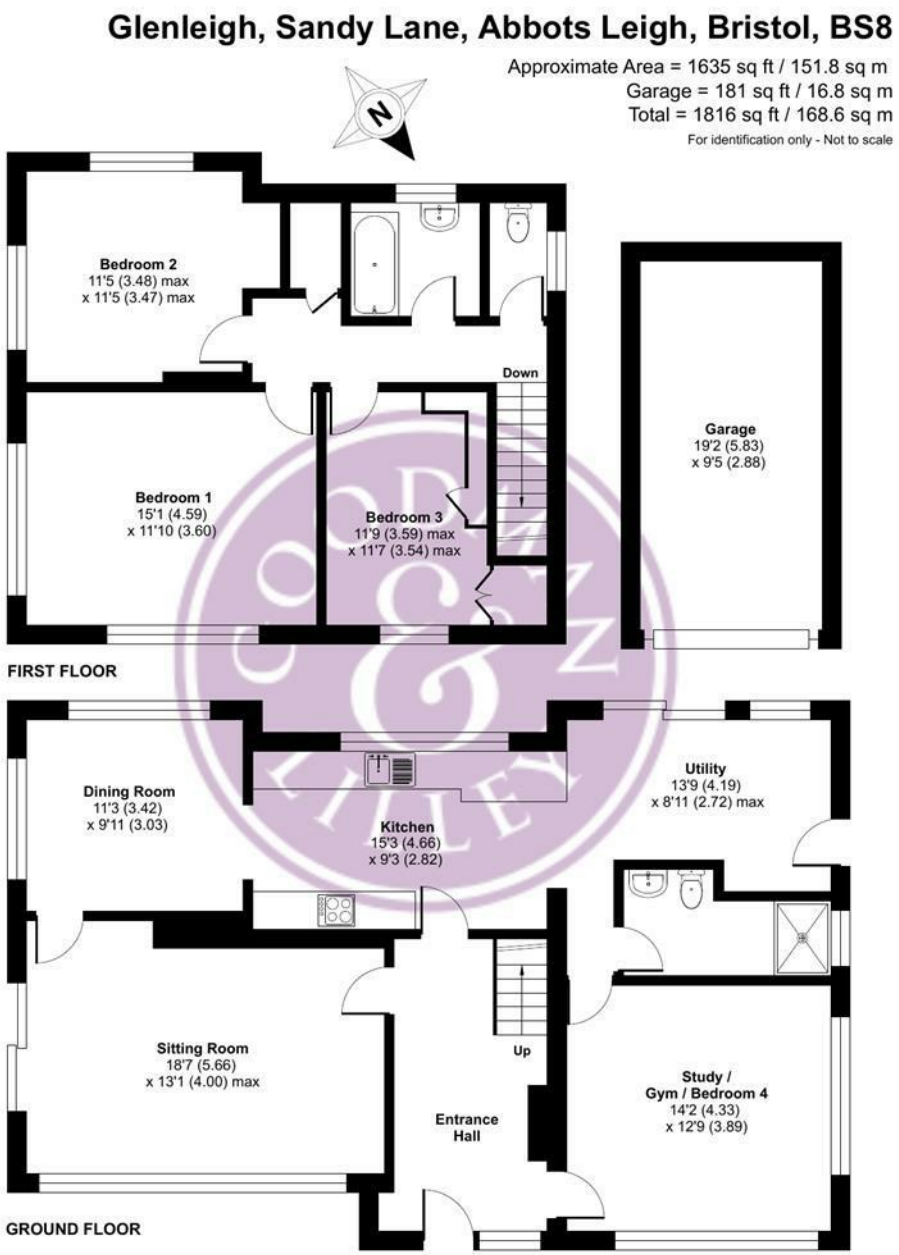
COUNCIL TAX BAND : F

RECEPTION ROOM : 3

BEDROOMS: 4

BATHROOMS : 2

FREEHOLD



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