



SCARLETTS

MANOR LANE • ABBOTS LEIGH • BRISTOL BS8 3RU



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*A quality family home with
epic westerly views*

MILEAGES

Clifton Village - 2.7 miles
Gordano Services, M5 - 2.6 miles
Bristol City Centre - 3.8 miles
Bristol Temple meads - 5.3 miles

ACCOMMODATION AND AMENITIES

Entrance vestibule and reception hall • Drawing room,
dining room and sitting room • Study, conservatory and
cloakroom • Kitchen/breakfast room • Utility • Galleried
landing • Master bedrooms suite • Four additional first
floor bedrooms, a family bathroom and separate WC
En suite attic room • Gated carriage drive, integrated
double garage and workshop • Ornamental lawned front
garden • Landscaped rear and side gardens and terraces
Breeze house and ornamental pond • EPC Rating = E





DESCRIPTION

A 1930's detached house ideally situated in the highly sought after semi-rural village of Abbots Leigh and standing within established and landscaped gardens and enjoying magnificent far reaching westerly views. Scarletts has evolved during the tenure of the present owners and has been beautifully maintained. Constructed from rendered elevations and incorporating double glazed windows throughout, modern enhancements include a conservatory and an extended double garage, a contemporary kitchen and a modern en suite bathroom. The two storey accommodation is adaptable with a useful attic room which has its own en suite shower. The gardens are without a doubt one of the most salient attributes with manicured lawns, heavily planted and maintained borders displaying a wide variety of colour and there

are notable sun terraces which capture the morning, afternoon and evening sun. Within the curtilage there is also a Breeze House and a well-stocked ornamental pond whilst elevated views take in the immediate surroundings and extend over the channel and to the Black Mountains.

The property is approached via a large vestibule which opens through to the reception hall which includes a maple floor and rising staircase to the first floor. There are three principal rooms located off and these include the dual aspect drawing room and dining room which also has the aforementioned conservatory directly off, in between there is a useful study. The kitchen/ breakfast room has been beautifully appointed with granite work

surfaces and a quality array of wall and base units, an island also has a breakfast bar and there are a wide array of integrated appliances by Miele. Beyond is a more relaxed sitting room with doors opening on to the landscaped garden and terraces. A utility off the kitchen is well appointed with the prerequisite plumbing and there is a pedestrian door to the front elevation in addition to a further door to the integrated garage. Located off the first floor galleried landing there are five bedrooms, the master bedroom has its own dedicated en suite bathroom and there is a further family bathroom with a comprehensive suite and separate WC. A spiral staircase off the landing provides access to the attic room which has been used as a bedroom and includes an en suite shower room.

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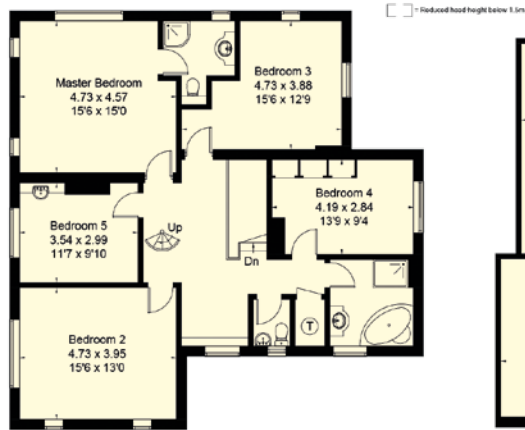
Approximate Area: 319.0 sq.m. / 3,434 sq.ft.

Attic: 37.3 sq.m. / 401 sq.ft

Garage: 59.2 sq.m. / 637 sq.ft.

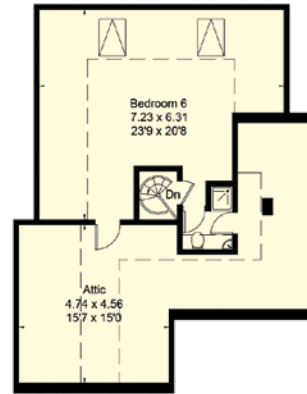
Total: 415.5 sq.m. / 4,472 sq.ft.

Including Limited Use Area (57.9 sq.m / 623 sq.m.)



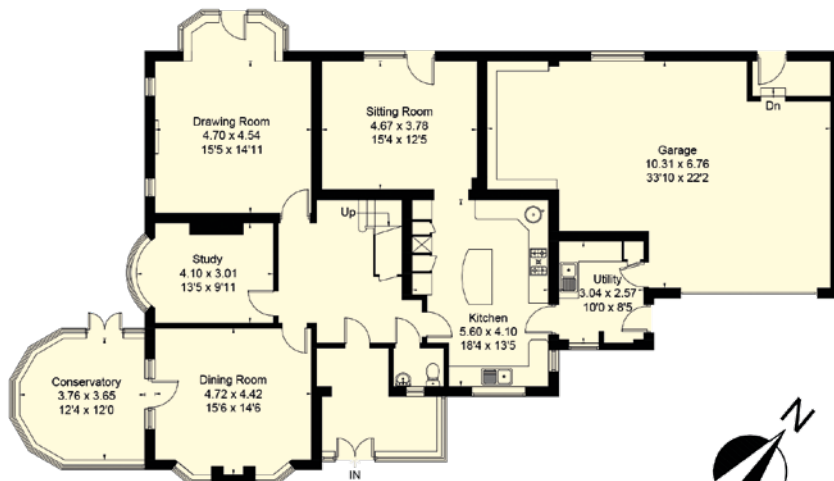
First Floor

Area = 119.7 sq m / 1288 sq ft
(Limited Use Area = 3.3 sq m / 35 sq ft)



Second Floor

Area = 42.7 sq m / 460 sq ft (Excluding Loft)
(Limited Use Area = 21.3 sq m / 229 sq ft)

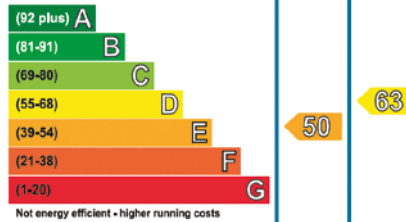


Ground Floor

Area = 156.6 sq m / 1686 sq ft
(Limited Use Area = 5 sq m / 54 sq ft)

Energy Efficiency Rating

Very energy efficient - lower running costs



A large amount of attention has been lavished on the outside of the property and there is an ornamental front lawn fringed with low dry stone wall and with heavily planted borders. Gates provide access and loose gravelled car parking with the integrated garage beyond which includes an electrically operated up and over door. There is a large workshop area and a further pedestrian door to the rear garden. The side garden is lawned with a terrace that spans the elevations and provides relaxed seating, occasional dining and there are central steps culminating in a circular terrace overlooking the ornamental pond. The Breeze House provides a lovely al fresco dining space with heaters, the views take in the beautiful gardens landscaped below and extending over the channel towards the Welsh hills. An extensive planting programme has been maintained with year round colour and many specimen plants, shrubs and trees in evidence.

LOCATION

Manor Lane in Abbots Leigh is a premier address on the cusp of the city and enjoying all the trappings of country life. In proximity there are bridal and footpaths giving access to National Trust woodland as well as mountain bike trails throughout the adjacent countryside. For the commuter there are direct links via the A369 to the M5 motorway network to the south west and midlands as well as to Clifton via Brunel's famous suspension bridge. Clifton includes an eclectic mix of bars, restaurants and boutiques. Schools are in abundance, state and independent, and notable ones include the Downs School at nearby Wraxall, as well as Clifton College within Clifton Village itself. For sporting endeavours there are various golf courses as well as health and leisure clubs. For the commuter Bristol has two mainline stations and our airport has services to cities nationwide as well as Europe.

IMPORTANT NOTICE:

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