



Views of the Avon Gorge and Suspension Bridge

Avonwood, Sea Walls Road, Sneyd Park, Bristol, BS9 1PH

Freehold





Ground Floor

- Reception hall and study
- Open plan drawing room, sitting room and balcony
- Dining room
- Cloakroom, butler's pantry and reading room

Garden Level

- Kitchen/breakfast/family room
- Guest bedroom suite
- Utility/laundry room

First Floor

- Master bedroom suite with balcony, dressing room and bathroom
- Two further bedroom suites and additional bedroom and bathroom

Lower Ground

- Cinema room
- Gym and steam room

Gardens

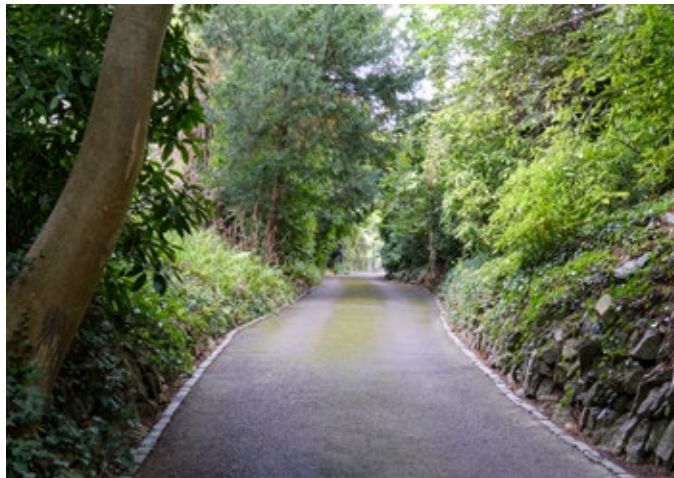
- South facing sun terrace
- Formal gardens including a vineyard and barbeque terrace

Outbuildings

- Detached one bedroom cottage and summer house

Local information

Clifton College - 1 mile on foot
Whiteladies Road - 1.3 miles by car
Clifton Village - 2.1 miles by car / 1.2 miles on foot
Bristol Temple Meads - 3.8 miles by car
Bristol Airport - 9.7 miles by car
(All distances are approximate)





Description

A fine stone built period house with ornate pediments and quoins constructed circa 1865. Avonwood is discreetly tucked away and occupies a prominent position on the edge of the Gorge with Southerly views. Established gardens and a recently replanted vineyard are included within the curtilage in addition to a wild meadow and some woodland, in all approximately 3.13 acres.

The property combines generous entertaining rooms allied with more intimate and family space and caters well for families young and old. Southerly views from all the principal rooms including the master bedroom suite extend over the Gorge and towards the famous Suspension Bridge. The main reception rooms and study are located on the ground floor with access to a balcony which spans the rear elevation. Prominent features have been retained within, whilst many enhancements have been made. The kitchen/breakfast room on the garden level is the core of the home, beautifully appointed and enjoying immediate access and terrific views over the garden. Adjacent is the guest bedroom suite and there is also a laundry/utility room. The principal bedrooms are on the first floor off a sizeable landing with a linen cupboard, bathroom and bedroom. There are two further bedroom suites in addition to a master bedroom which has advantageous views, its own dedicated dressing room and a sizeable bathroom. The lower

ground floor incorporates the leisure elements and these include a cinema room, gym and steam room.

There is a detached cottage, two storey and ideal for a dependent relative, housekeeper or any extended family. There is also a summer house and a further store.

The vineyard was recently replanted with Chardonnay grapes and can produce between 1200 and 1500 bottles per year.

Location

Avonwood is perched on the edge of the historic Avon Gorge and in the popular district of Sneyd Park, lying to the North West of the commercial centre. There are 400 acres of parkland virtually on the doorstep in addition to a nature reserve which is on the slopes of the Avon Gorge, this is rich in flora and some fauna. A popular family orientated location, there are good communication links to the motorway networks, Bristol City Centre and rail services from the two mainline stations Temple Meads and Parkway to a number of cities nationwide. Independent schools are available from Clifton and Henleaze with Clifton College, Clifton High School, Badminton and Redmaids in proximity. For shopping there are a number of supermarkets close by, whilst Clifton hosts fashionable boutiques, some restaurants and bars.

Agents Comment

A great orientation and simply stunning views from this south facing family home.





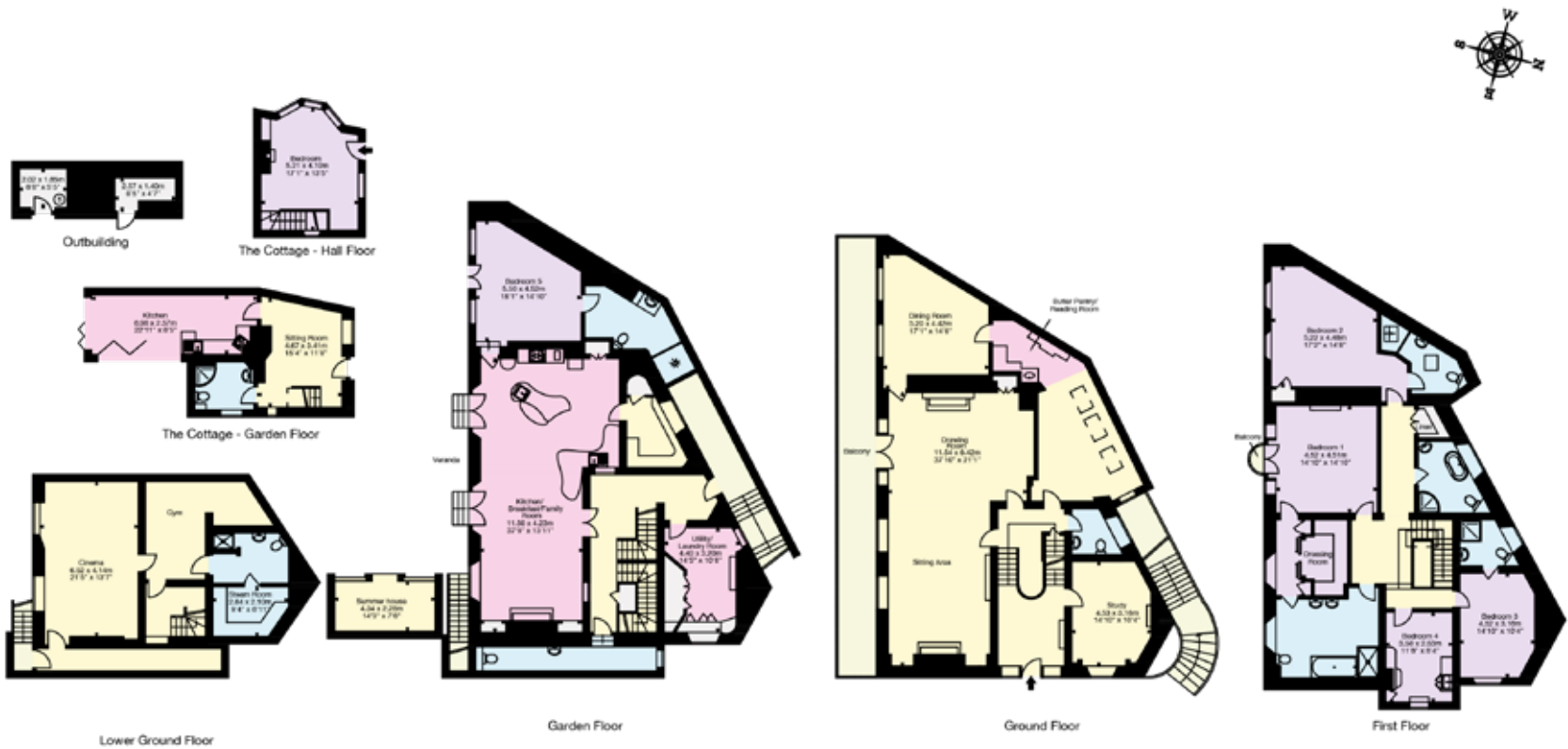
Avonwood, Sea Walls Road, Sneyd Park, Bristol, BS9 1PH
Gross internal area (approx) 522 sq m / 5,618 sq ft
Cottage 58 sq m / 624 sq.ft
Outbuildings 15 sq m / 162 sq ft
Total 595 sq m / 6404 sq ft



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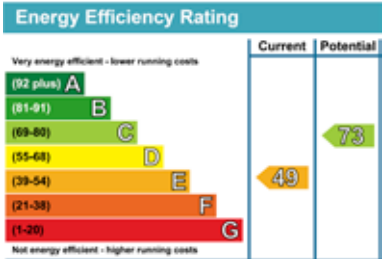
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Main House



Cottage

