



A charming detached Abbots Leigh home with substantial gardens.

**Dennyview Road, Abbots Leigh, Bristol, BS8**

£795,000 Freehold









A detached 1930s home • Three bedrooms of a good size served by family bathroom • Kitchen dining room • Living room and Second reception room • Study • Substantial lawned garden • Double garage and further off-street parking • Highly sought-after village location

#### About this property

Located in the highly sought-after village of Abbots Leigh, 1 Dennyview Road provides a fantastic family home with substantial, lawned gardens just 2.6 miles from Clifton Village and 3.1 miles from Bristol city centre.

The property is accessed via a wooden gate, lovely front garden with well stocked beds including a rose, rosemary, bay, apple tree, lilac, pittosporum and Japanese maple. A beautiful clematis drapes over the porch to the front door. The entrance hall is carpeted throughout and provides plenty of space for coats and boots. The living room is immediately on the right and is light with a triple aspect, picture rails and a gas fire with marble hearth and timber mantle. Double doors lead out onto the rear garden. The second reception room, on the left from the hall, is of a similar size with an open fireplace and hearth, built-in timber bookshelf and picture rails. The room provides an excellent snug or hobby room. The kitchen dining room, off the hall to the left, is spacious with tiled flooring, coal-fuelled Aga and dining for circa 7 people. The kitchen, at the far end, has space for a free-standing fridge freezer, washing machine and dishwasher and included is a John Lewis oven/grill with four ring ceramic hob. There is a range of timber wall and base units, solid worktops with a teal tile splashback, spot lighting and stunning views over the lawned garden.

At the end of the hall is a large, light, dual aspect study overlooking the garden which provides a lovely and light space to work from home. There is a WC next door. There is useful storage under the stairs with timber handrails and dado railing leading upstairs. Two windows welcome in plenty of light to the upstairs landing.

Three bedrooms are located off the landing, all carpeted and of a good size with built-in wardrobes. The principal bedroom benefits from a triple aspect with corner seating, vanity desk and a floral wallpaper. The bedroom to the rear of the property has fantastic views looking west over the surrounding countryside and towards the Bristol Channel. All bedrooms are serviced by a family bathroom with a walk-in rain shower, deep bath, WC, sink, towel radiator, spot lighting and floor and wall tiling. There is a laundry cupboard next door with shelving and a loft overhead. The property has recently been recarpeted and redecorated throughout.

To the rear of the property sits an extensive and substantial lawned garden with a range of fruit trees including apple, pear and plum. The plentiful lawn is enclosed by high hedging and the garden is not overlooked. The space is ideal for al fresco dining, relaxing or entertaining. A double garage and drive sits to the right of the property.







### Local Information

Abbots Leigh is semi-rural surrounded by pasture and with a nature reserve at Abbots Pool and many woodland walks and paths through nearby Leigh Woods. The immediate environs include mountain bike trails over the nearby woodland, there are golf courses and a health and leisure club in Long Ashton as well as the local hostelry which is a popular meeting place and is locally run. There are schools, state and independent in proximity with primary, preparatory and secondary catered for. There are excellent road links for the commuter via the A369 and M5 which serve the commercial centre, South West and Midlands respectively. Bristol has two mainline train stations, the nearest of which is Temple Meads with an extensive schedule of services to a number of cities nationwide. Bristol Airport provides flights to a number of European and some long-haul destinations.









Approximate Area = 144.8 sq m / 1559 sq ft  
Garage = 25.3 sq m / 272 sq ft  
Total = 170.1 sq m / 1831 sq ft  
Including Limited Use Area (1.9 sq m / 20 sq ft)  
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**Tenure**  
Freehold

**Local Authority**  
North Somerset Council

**Energy Performance**  
EPC Rating = G

**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.  
Telephone:  
+44 (0) 117 933 5800.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		49
(21-38) <b>F</b>		
(1-20) <b>G</b>	18	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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