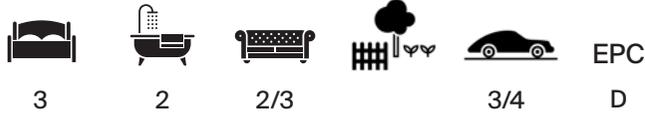


# Leigh Cottage, Abbots Leigh

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# A warm, elegantly styled country home situated in the popular village of Abbots Leigh.



## Location

Perfectly situated, on the ever-popular Church Road in the heart of Abbots Leigh, Leigh Cottage offers a quiet country lifestyle just a stone's throw from the hustle and bustle of the vibrant city of Bristol and Clifton Village. This attractive village is popular due to its great walks, independent pub, café and its great sense of community. Abbots Leigh also offers easy access to the M5, M4 and further travel networks.

## Description

At the front of the property, the gravel driveway has parking for several vehicles. This also provides access to the double garage, and stores which, with the necessary planning consents, provide scope for a garden office or domestic studio.

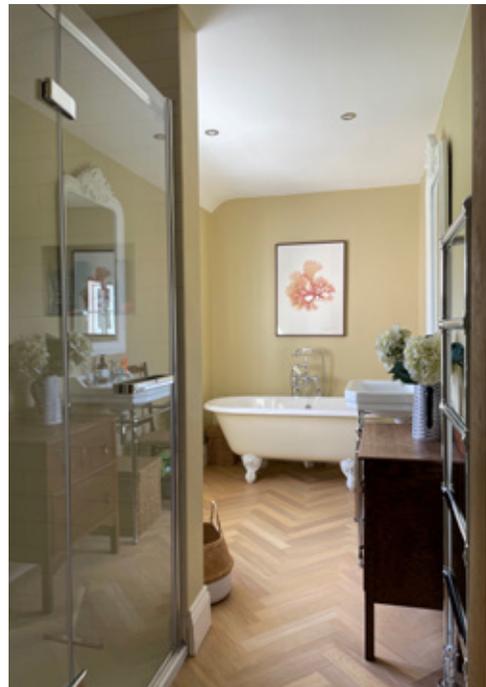
The well-stocked and lawned garden is accessed through a country gate and rose arch, with a stone flagged pathway leading down to the front door. The house itself boasts beautifully presented, spacious accommodation arranged over two floors. The covered porch gives access to a stunning, generous in size, open plan living space with instant 'wow factor' views upon entry. Here you'll find the perfect place to entertain, whether it be soaking up the views or simply relaxing by the log burner. From here, there is access to the second floor and also to the sun flooded conservatory and kitchen and the useful utility and guest WC.





The modern country kitchen boasts a sunny, dual aspect with fine views across fields and into the ever popular Leigh Woods nature reserve, a range of integrated premium appliances and engineered oak flooring (a feature throughout much of the ground floor). This beautiful room flows to a south facing courtyard rear garden, with a gate into fields which provides spectacular walks straight from the back door. From the living room, an attractive conservatory room makes the most of the sunny aspect and stunning rural backdrop.

From a spacious light and airy landing, the principal bedroom offers a fabulous view over the fields with a generous well-presented en suite shower room. There are two further spacious bedrooms, each enjoying an attractive outlook, serviced by a stunning family bathroom with a roll top bath and 'loo with a view'.



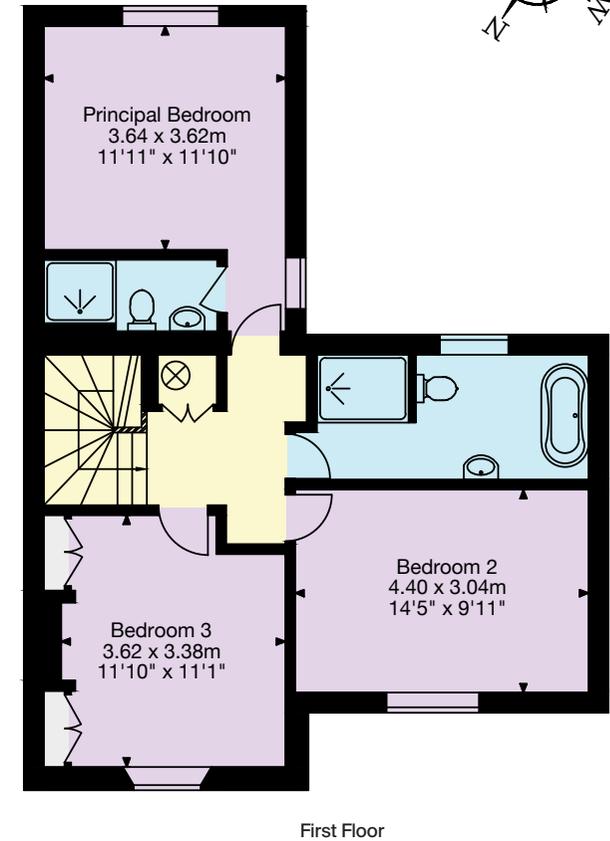
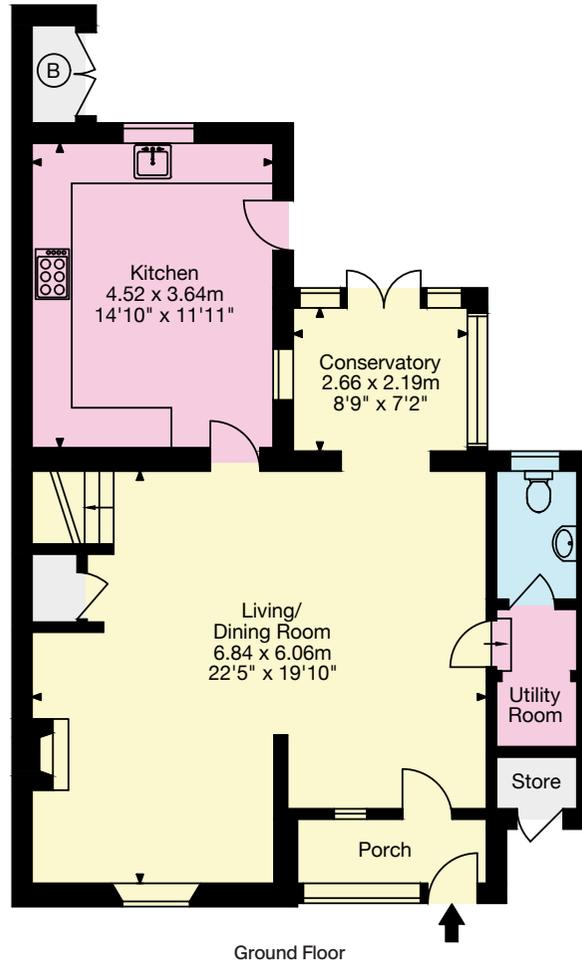
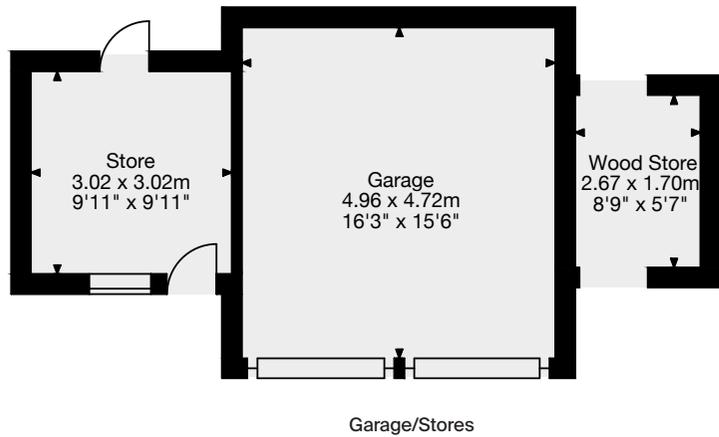
**Approximate Gross Internal Floor Area**

Main House = 139 sq m / 1,490 sq ft

Garage = 38 sq m / 409 sq ft

Total Area 177 sq m / 1,899 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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