

7 Leigh Road, Clifton



7 Leigh Road is a Victorian, family home with off street parking, rear garden and circa 3700sq ft arranged over three floors.

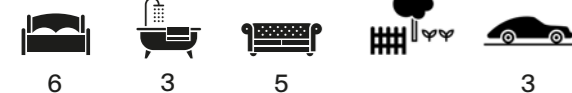
The Property

On the ground floor, the entrance vestibule leads to a reception hall with tessellated floor and a large central staircase. At the front of the house are two large reception rooms: a bay-fronted sitting room and adjacent dining room, both feature a period fireplace, large sash windows with shutters and stripped wooden floor.

The kitchen features extensive storage, a bespoke central island with prep sink, a gas-fired AGA, matte black granite worktop, integrated appliances and a bay window overlooking the rear garden. There is versatile library room, currently used as a home office with custom cabinetry, ample storage, and a fold-away desk. At the rear is an oak-framed, garden room with a green roof and French doors leading to the garden. There is a guest cloakroom with ample storage which completes this level.

The first floor hosts three double bedrooms, with two additional double bedrooms on the half-landings. The master bedroom includes a walk-in wardrobe and en-suite shower room. The remaining bedrooms share a well-appointed family bath and shower room. The top bedroom provides access to additional walk-in wardrobe and a generous loft space.

On the lower ground floor there is a double bedroom, cinema/family room, bathroom, and utility space with sink, dishwasher, integrated fridge, washing machine, and dryer. There is a cellar/workshop at the rear which is great for additional storage and potential to create external access from the rear garden.





Outside

The landscaped rear garden includes a lawn, covered pergola, dining terrace, a pond and a side path to the entrance porch. At the front of the house, there is generous off-street parking for several cars.

Property information

Local Authority: Bristol City Council

Tenure: Freehold

Council Tax Band: G

EPC: D

Offers in Excess of: £2,000,000

Viewings: By appointment through sole selling agent Knight Frank



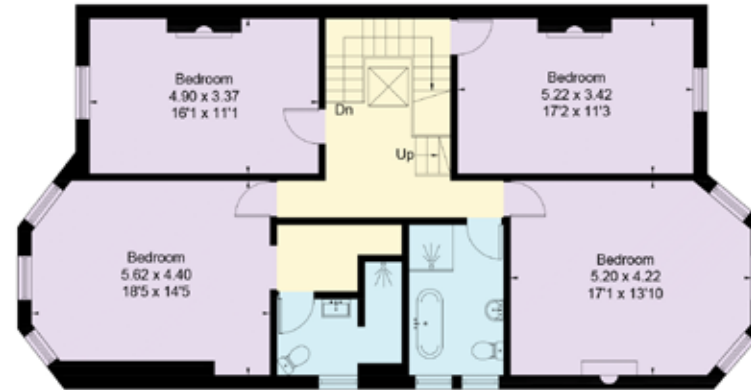
Approximate Gross Internal Floor Area

Total Area = 346.5 sq m / 3,730 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.

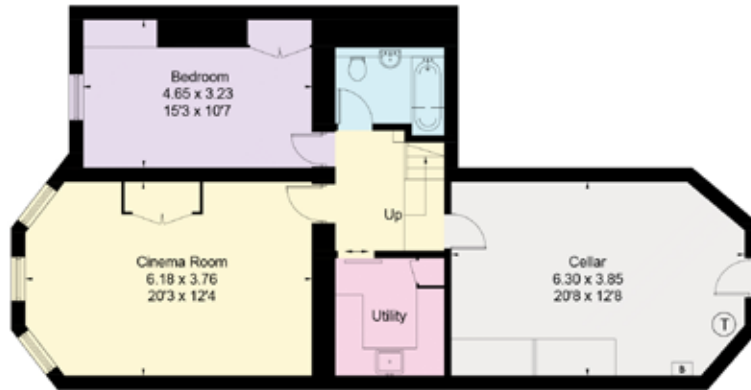


Second Floor



First Floor

Reduced head height below 1.5m



Lower Ground Floor



Ground Floor



Knight Frank Bristol

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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