

AVONWOOD

SNEYD PARK • BRISTOL



 **Knight
Frank**



AVONWOOD

SEA WALLS ROAD • SNEYD PARK • BRISTOL • BS9 1PH

Whiteladies Road (2 miles) • Clifton Village (2.1 miles) • Bristol Temple Meads (6.3 miles) • Bristol Airport (11.2 miles)
(All distances and times approximate)

Occupying a stunning south-facing position with far-reaching views up the Avon Gorge, this well-appointed family home has a cottage, landscaped gardens and its own vineyard.

Accommodation

Main House – Entrance hall • Study • Drawing room • Dining room • Kitchen / Breakfast / Family room
Pantry • Laundry room • Cinema room • Gym • Steam room • 2 WCs

Master bedroom with balcony, dressing room and bathroom
3 further bedroom suites • 1 further bedroom • Family bathroom

The Cottage – Kitchen, sitting room, bedroom, shower room

Outbuildings • Summer house

Landscaped gardens • BBQ terrace • Vineyard

In all about 3.13 acres (1.27 hectares)



Bristol

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Clifton, Bristol BS8 4HR

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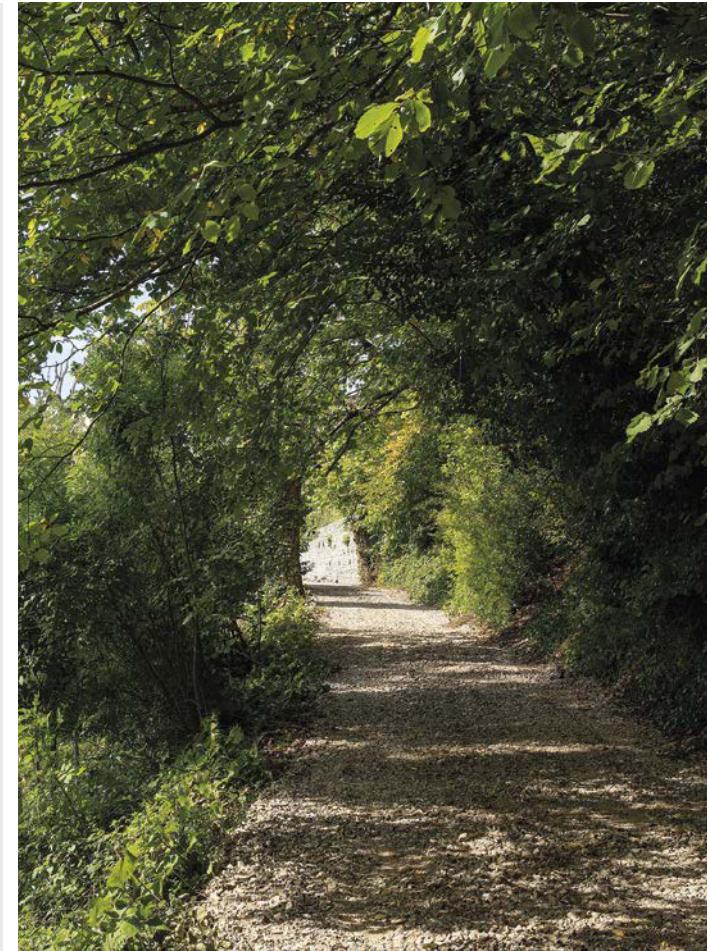
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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.



Situation and Amenities

Avonwood is located on a quiet road within the sought after suburb of Sneyd Park, just moments from the open parkland of the renowned Clifton Downs. The property faces south and directly overlooks the Clifton Suspension Bridge and Avon Gorge.



Bristol provides a good selection of schools including Clifton College, Clifton High School, QEHS, Bristol Grammar School and Badminton School for Girls. Other schools in the surrounding area include The Downs School at Wraxall.



Clifton village has boutique shops, banks, restaurants, post office, public houses and art galleries. The city centre is about 3.5 miles away and provides extensive shopping facilities including Cabot Circus Shopping Centre, Cribbs Causeway is 5.3 miles.



J18 of the M5 is about 5.3 miles to the west.



Bristol Temple Meads provides a fast train service to London Paddington which is approximately 90 minutes.



Bristol Airport is 11.2 miles to the south.



Ashton Court, about 3 miles away provides communal parkland of approximately 800 acres, ideal for excellent walking and mountain biking along with the woods at Leigh Woods itself.



Bristol & Clifton and Long Ashton Golf Clubs are within 4.9 and 6.5 miles respectively.





Avonwood

Located in a secluded position down a private drive, Avonwood occupies a stunning south-facing position with wonderful uninterrupted views to the south up the Avon Gorge. The house has been meticulously looked after by the current owners and is presented in very good order. The heating system was overhauled in 2017.

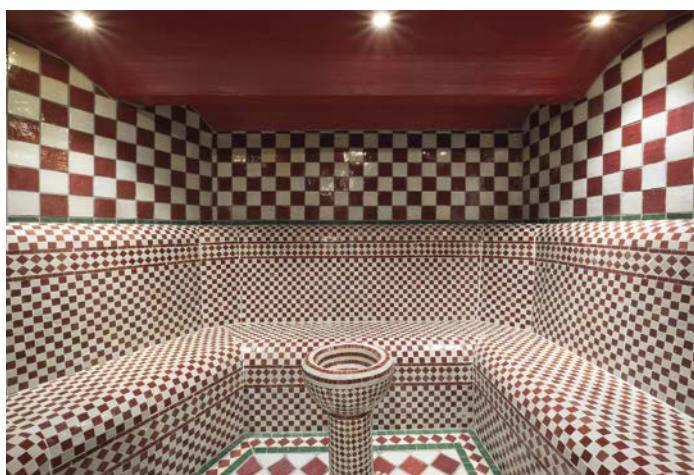
Approached down a long private drive, a large parking area to the front of the house leads on further to the cottage beyond. The house is arranged over four storeys with an excellent balance of formal entertaining and family rooms. The main rooms all face south over the Gorge.

The main reception rooms are spread over the ground

and garden floors, with access to the full-length balcony or veranda and gardens. The drawing room is of particular note, with sash windows onto the balcony and a large sitting area. The dining room and kitchen / breakfast room also face south, providing plenty of natural light and great views.

The lower ground floor has been largely arranged as a leisure floor, with cinema, steam room and gym. There is also access to the gardens from here.

The master bedroom suite spans most of the south facing elevation with an excellent guest bedroom suite beyond.

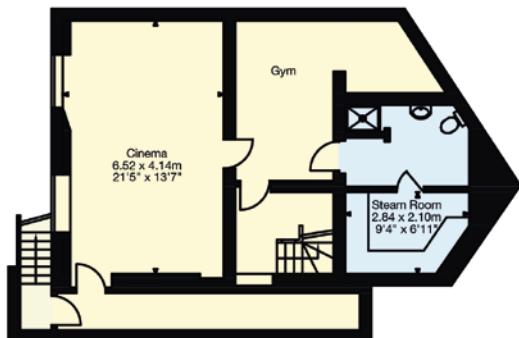




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area

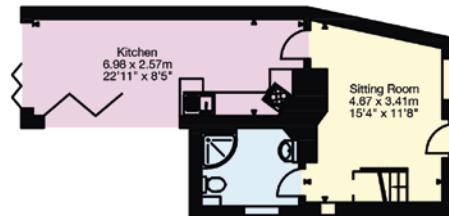
Main House: 522 sq.m (5,618 sq.ft)
 Cottage: 58 sq.m (624 sq.ft)
 Outbuildings: 15 sq.m (162 sq.ft)



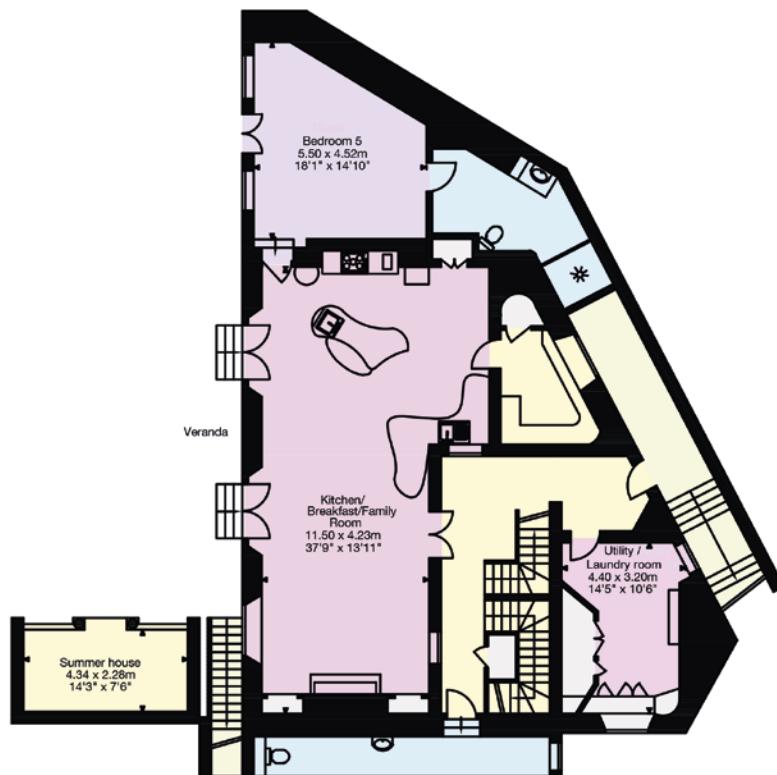
Lower Ground Floor



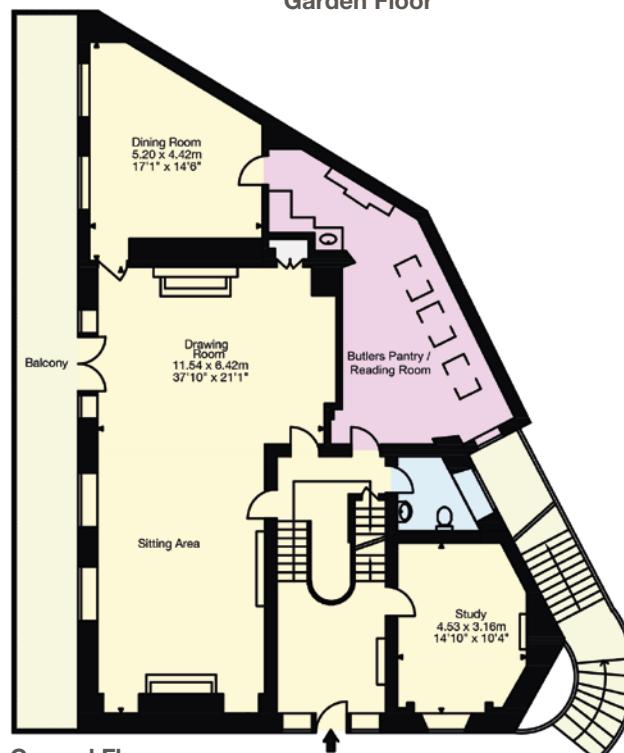
The Cottage
Hall Floor



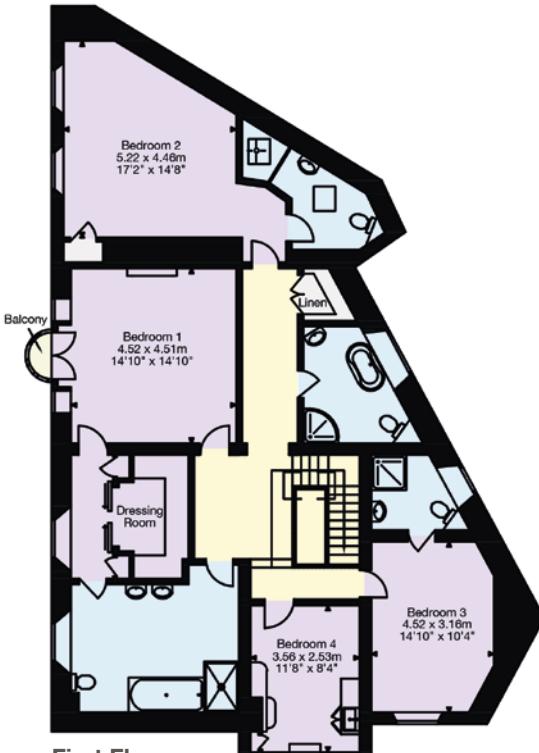
The Cottage
Garden Floor



Garden Floor



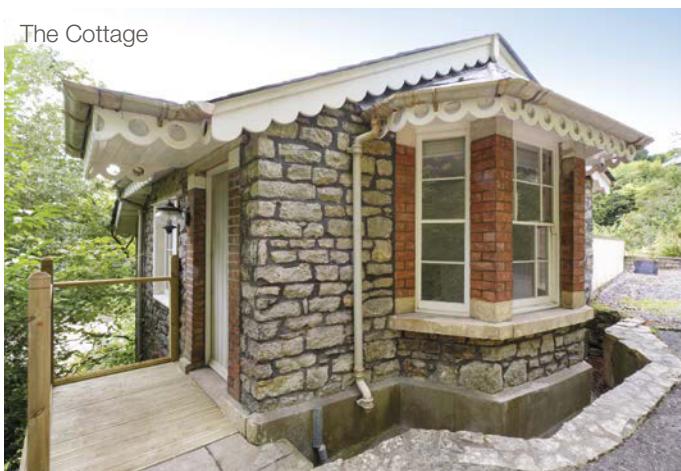
Ground Floor



First Floor



Outbuilding
(Not shown in actual location/orientation)



The Cottage

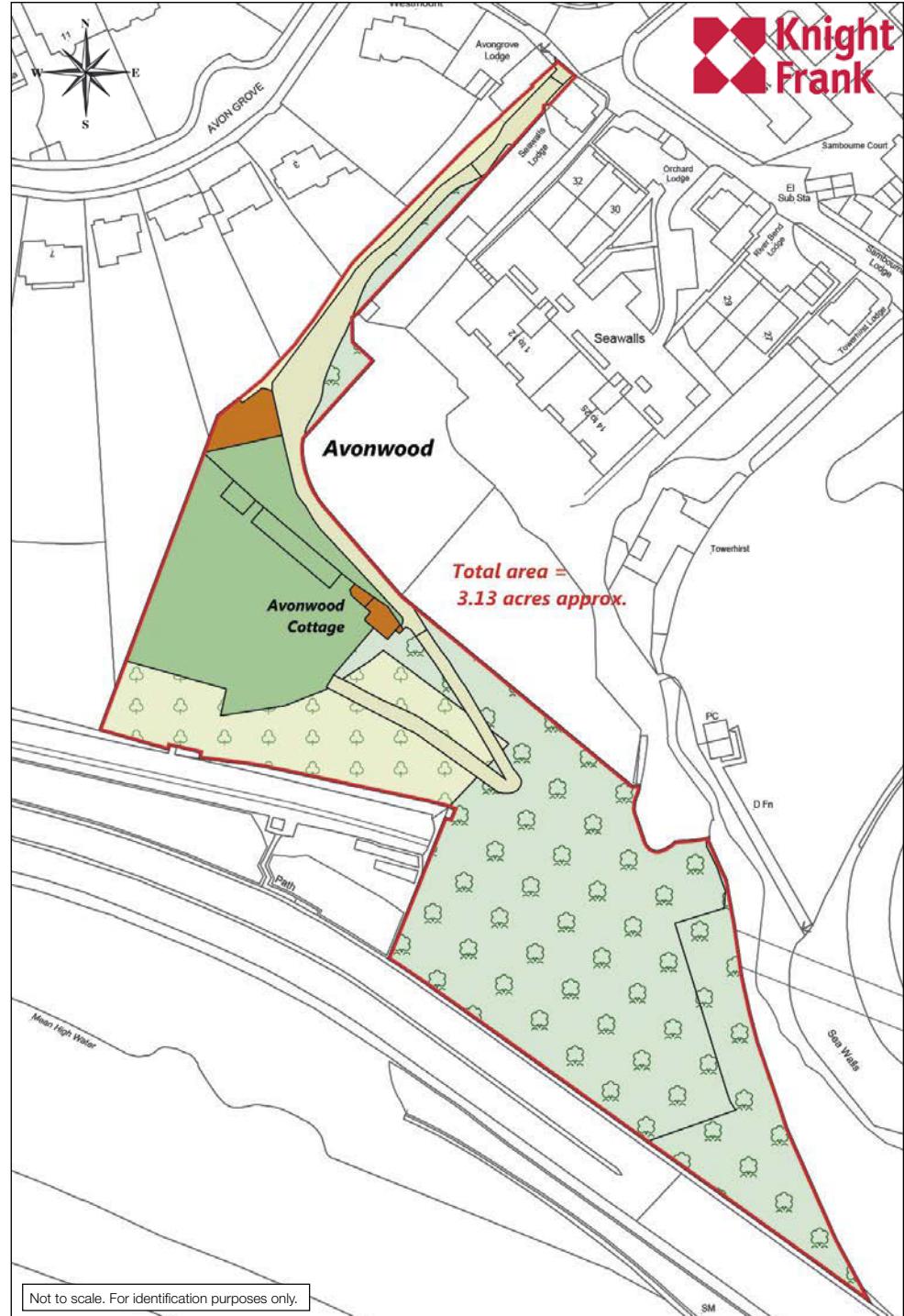
Gardens and Grounds

The grounds are landscaped and terraced to provide the maximum balance of space and seclusion, with a terrace and BBQ patio outside the house. Further afield are "wild" areas of flower meadow and shrubs, interspersed with walks through the woods.

The vineyard has recently been re-planted with Chardonnay grapes with potential to provide about 1,200 to 1,500 bottles a year.

The Cottage

The Cottage lies to the south of the house down a spur off the drive and provides a kitchen, living room, bedroom and shower room. It is ideal for staff or letting out.





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GENERAL REMARKS & STIPULATIONS

Method of Sale

The freehold of Avonwood is offered for sale by private treaty with vacant possession on completion.

Local Authority

Bristol City Council.

Tel: 0117 922 2000.

Services

Gas fired central heating. Private drainage. Mains water and electricity. Broadband. CCTV security. Intruder alarm.

Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Directions (BS9 1PH)

Cross the Downs and at the traffic lights, turn left. Take the third right into Ivywell Road then left on to The Avenue. Follow the road into Seawalls Road and the house will be on the left.

Viewing

Strictly by prior appointment with agents, Knight Frank LLP.

Main House

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		73
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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