



The Glashaus 2 St. Marys Road, Bristol, BS8 3PY

Guide Price £1,850,000

Built in 1996, The Glashaus is a magnificent and impressive architect designed family home standing in a private walled garden within sought after Leigh Woods.

Set over two floors the modern and contemporary style accommodation is arranged around a central stairwell that overlooks the front garden. Undoubtedly, one of the main features of this well-presented home is the light and airy feeling throughout due to the south westerly orientation and the expanse of glazed windows to the front facade.

The accommodation is reached through a covered entrance portico which has a glazed front door opening into the entrance vestibule. There is a cloakroom and boiler room to either side of the vestibule. Internal double doors open into an impressive entrance/dining hall, which forms the central core of the house and has a full height glazed bay window overlooking the south westerly facing garden.

An oak tread staircase with matching handrail leads to a galleried landing at first floor. The entrance hall includes a log burner and ample room to one end for a dining table and chairs. There are three well proportioned reception rooms, two of which have full height sliding glazed doors opening onto the sun deck and front garden. The kitchen/diner is reached off the entrance hall through glazed double doors and runs the full depth of the house. Floor to ceiling glazed sliding doors open onto the sun deck and front garden. The modern fitted kitchen by Masterclass includes a comprehensive range of dust grey base & wall units topped with cement polished granite work surfaces. Integral appliances include a Siemens dishwasher and fridge/freezer. Neff self-clean oven/grill plus additional Neff combination oven/microwave. The separate island unit includes a 5-ring gas hob. To one side of the kitchen is a useful walk in shelved pantry as well as a utility room with door to rear garden. The utility room has plumbing for an automatic washing as well as space for a tumble dryer.



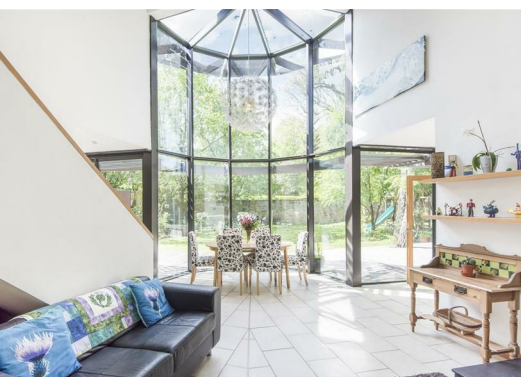
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Location

St Marys Road is situated in a sought-after location of Leigh Woods on the fringes of open countryside. Clifton Village is approx ½ mile travelling distance across the famous Clifton Suspension Bridge with its wider range of shops, banks, restaurants, post office, public houses and art galleries. Within Clifton there is a good selection of both Private and State schools including Clifton College, Clifton High School and Christchurch Primary School. There is additional schooling in the city of Bristol including Queen Elizabeth Hospital, Bristol Grammar School and Badminton School for girls. Other schools in the surrounding area include the Downs at Wraxall and Backwell School. The city centre provides more extensive professional recreation and sporting facilities, including Bristol Old Vic, Bristol Hippodrome and the development of the city centre Waterfront. Ashton Court is located nearby providing communal parkland of approximately 800 acres and includes a public golf course. Bristol and Clifton Golf club is within 1 ½ miles travelling distance. This is also an excellent area for mountain biking and jogging.

Other information

SERVICES: We understand the property is connected to all mains services.

LOCAL AUTHORITY: North Somerset – 01934 888888

COUNCIL TAX: We understand to be band H

TENURE: We understand to be Freehold

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH HYDES OF BRISTOL

TEL: 0117 9731516

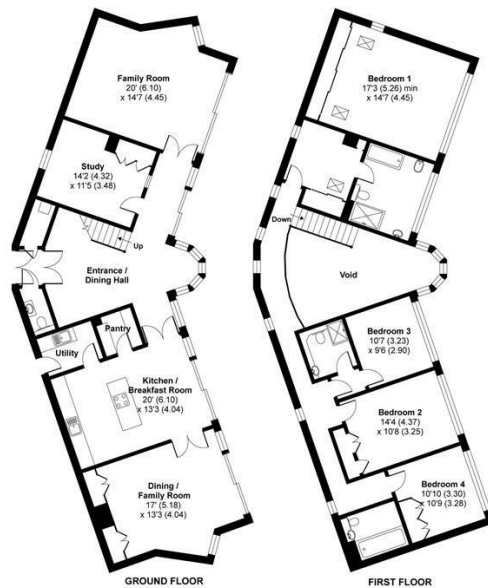
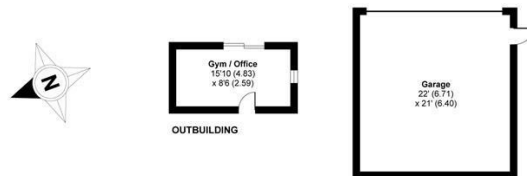
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St. Marys Road, Leigh Woods, Bristol, BS8

APPROX. GROSS INTERNAL FLOOR AREA 3200 SQ FT 297.3 SQ METRES
(EXCLUDES VOID & OUTBUILDING / INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	