



BROOK HAVEN PILL ROAD,  
BRISTOL, BS8 3QY

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GOODMAN  
& LILLEY











# BROOK HAVEN PILL ROAD

## BRISTOL BS8 3QY

# GUIDE PRICE

## £725,000

A spacious and welcoming four bedroom home which is perfectly located for the best of city and country life in the highly sought after semi-rural village of Abbots Leigh. Brook Haven is a four bedroom home with garage, driveway parking, standing within established gardens and enjoying views to the rear onto open fields.

This wonderful home briefly comprises of a sizable 20 ft entrance hallway which provides access to a generous sitting room with doors to the rear garden, a dining room that flows into a high quality fitted open plan kitchen, two double bedrooms, one with en suite facilities and one currently used as a home office. The ground floor accommodation is finished by a downstairs bathroom / utility. Stairs rise to the first floor landing where you will find a modern bathroom WC and the two remaining double bedrooms.

Viewing is highly recommended to fully appreciate this well presented home. Call, Click or Come in and visit our experienced sales team-01172130777 / henleaze@goodmanlilley.co.uk

Tenure: Freehold

### Location

Abbots Leigh is regarded by many as one of the most sought after villages on the outskirts of the city with its own picturesque church, public house and village hall all being within half a mile of the property. Clifton Village is situated approximately two miles away across Isambard Kingdom Brunel's world famous Suspension Bridge and the city centre is approximately three and a half miles distant. Junction 19 of the M5 gives access to the UK motorway network and can be found within four miles and Bristol International Airport around three miles. A variety of beautiful walks including Abbots Pool, Leigh Woods and The Avon Gorge (in itself a designated area of special scientific interest) are on offer quite literally from the doorstep.

### Directions

(From Clifton) Depart Bristol across the famous Clifton Suspension Bridge on the B3129 as far as the traffic lights opposite the gates to Ashton Court. Turn right at these traffic lights onto the A369 towards Portishead. After about half a mile carry straight on at the next set of traffic lights continuing on the A369. Again after about half a mile continue past The George public house on your left hand side., through the end of the village onto Pill Rd and the property will be found on the left hand side of the road indicated by our For Sale board.

### Accommodation

#### Ground Floor

##### Entrance Porch

Providing access to the entrance hallway.

##### Entrance Hallway

20'4 x 8'9

Wonderfully sized with wooden flooring, stairs to the first floor, newly fitted doors to:

##### Sitting Room

23'5 x 13'5

Generous main living space with windows to dual aspects and doors out to the garden, inset spot lighting and radiator. Space for dining table.

##### Dining Area

15'6 x 9'7

Window to the rear over looking the rear garden, spot lighting and opening into the kitchen.

##### Kitchen

19'0 x 7'3

Wonderfully re fitted with modern wall and base units, quality worksurfaces, sink unit integrated appliances, window to the side and door to the rear garden.

### Bedroom One

14'8 x 12'11

Bay window to the front, radiator. Door to an en suite.

### En Suite

Fitted suite with shower cubicle, wash basin and low level wc.

### Bedroom Two

14'4 x 9'4

Windows to dual aspects, radiator.

### Bathroom

Fitted with a modern white suite comprising bath with shower over, wash basin in vanity unit, low level WC and window to the side. There is a useful utility space to one corner with space and plumbing for white goods.

### First Floor

#### Landing

Velux window to the side and doors to:

### Bedroom Three

16'8 x 9'6

Sliding doors to a wonderful rear balcony with views out across the rear garden and on to open fields, fitted wooden floor.

### Bedroom Four

13'5 x 10'2

Velux window to the front, fitted wooden floor.

### Bathroom

Fitted modern suite comprising bath, wash basin and WC, velux window to the front.

### Outside

#### Front Garden

A tarmac driveway providing parking for several vehicles and access to a detached garage and the entrance porch.

#### Rear Garden

A wonderful rear garden of generous size with lawn and decking areas, backing onto open fields.

#### Detached Garage

Access by the front driveway and an electric remote up and over door with power and light. Electric car charger.

#### Further Information

- \*4KW solar array on the roof owned by the property. (Produces approx £1000 revenue a year)
- \*Recent oil boiler installed 4 years ago
- \*Electric car charger in the garage
- \*Fibre internet at 900Mbps



- Superb Detached Home
- Generous Gardens
- Well Presented Throughout
- Highly Sought After Location
- Detached Garage
- Generous Living Rooms
- Four Bedrooms
- Driveway Parking







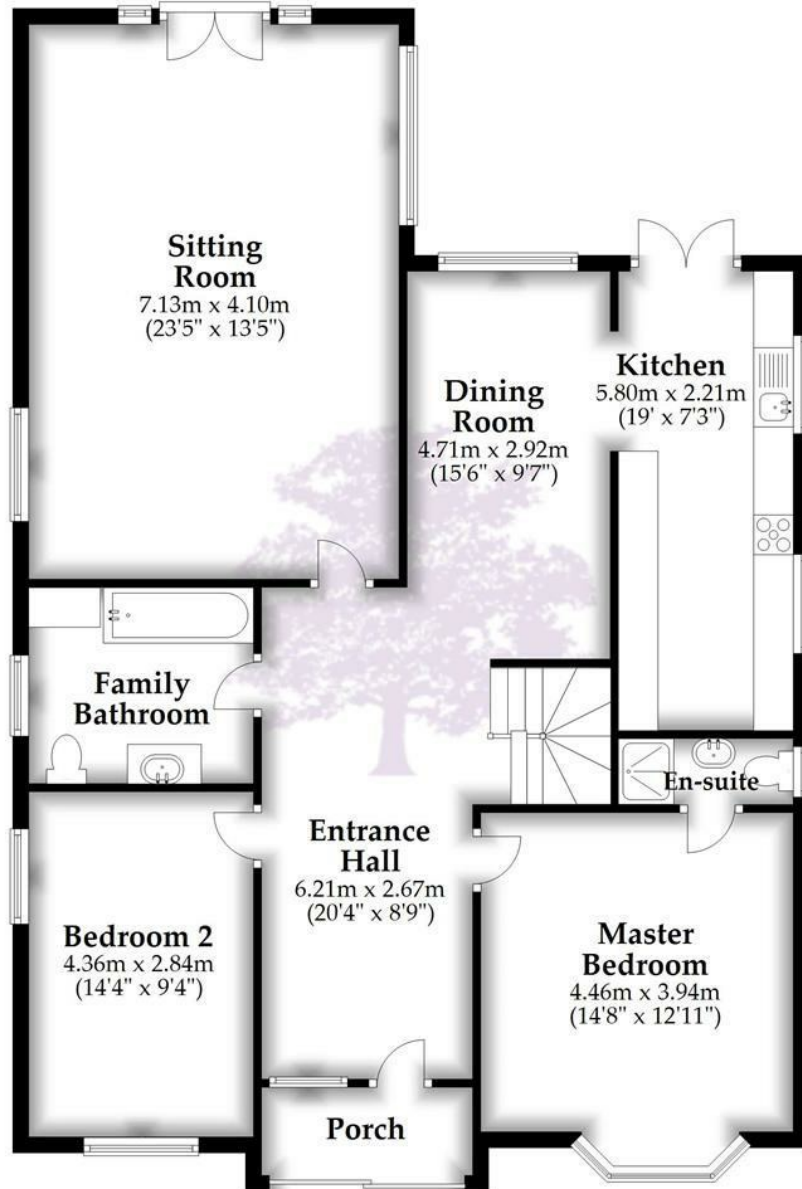


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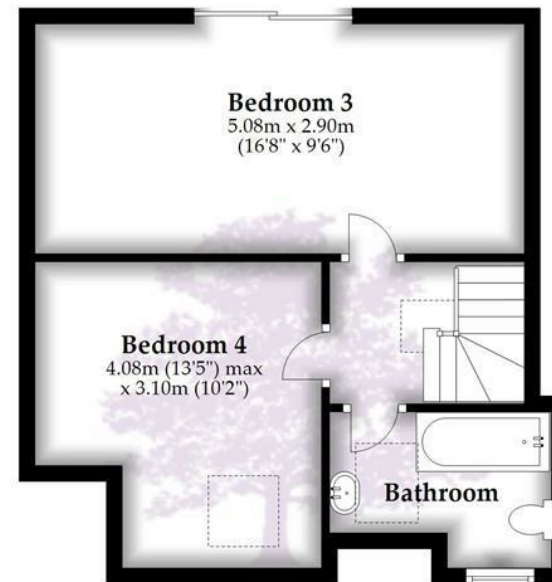
### Ground Floor

Approx. 121.4 sq. metres (1306.4 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 162.4 sq. metres (1748.0 sq. feet)



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