



The Nesting Pitchcombe Gardens, Coombe Dingle, Bristol, BS9 2RH
£1,100,000

Hollis Morgan - The Nesting occupies an elevated position in this exclusive development of new build detached family homes in the Woodland surroundings of Coombe Dingle.

FINAL 2 PLOTS NOW RELEASED

The Nesting occupies an elevated position in this exclusive development of just 4 detached new build family homes by award winning house builders Hawkfield Homes.

The property is approached via Pitchcombe Gardens with electric gates leading to the front driveway, off street parking and integral double garage. The Freehold accommodation (2353 Sq Ft) is arranged over two floors with the ground floor comprising grand entrance hall which leads to both reception rooms and the spacious kitchen diner. The first floor provides four bedrooms including a master suite with dressing room and en suite plus an additional en suite and family bathroom. To the rear the property is a mature and generously proportioned garden with direct access via bi fold doors from both the kitchen diner and the principle reception area.

The properties have a traditional façade in keeping with the upmarket residential surrounds whilst internally they are finished with a contemporary theme including kitchens from local firm Intoto with Granite worksurfaces and Siemens appliances, elsewhere you will find engineered oak flooring and Stovax woodburners resulting in a stylish yet practical family homes.

Pitchcombe Gardens enjoys a semi-rural status on the cusp of suburbia, the Kings Weston Estate and the Dingle. There are neighbours in proximity and yet the wooded setting provides privacy and extreme tranquility. The adjacent environs offer bridle paths and foot paths with woodland and gorge walks. From this property a short idyllic walk will lead you through woods and the famous echo gate to the picturesque hamlet of Henbury with its historic church and famous graveyard. Equally a walk in another direction will take you to the village of Westbury on Trym are a myriad of shops and supermarkets suitable for day to day living as well as schools, primary, secondary, state and independent. For sporting pursuits there are golf courses, health, leisure and tennis clubs.

Pitchcombe Gardens and The Grove Road area is in itself a unique semi - rural winding lane Road which has evolved over the years with old cottages and individual houses developed at different periods to provide the area with a unique charm and character of its own. Coombe Dingle has excellent transpoks with major bus routes into the city and beyond and London accessible from Temple Meads train station within 5 miles. Access to the M5 motorway is just 3 miles and only one further junction to the M4.

GROUND FLOOR (1378 Sq Ft)

- Entrance Hall
- Reception 1
- Reception 2
- Kitchen Diner
- W.C
- Utility

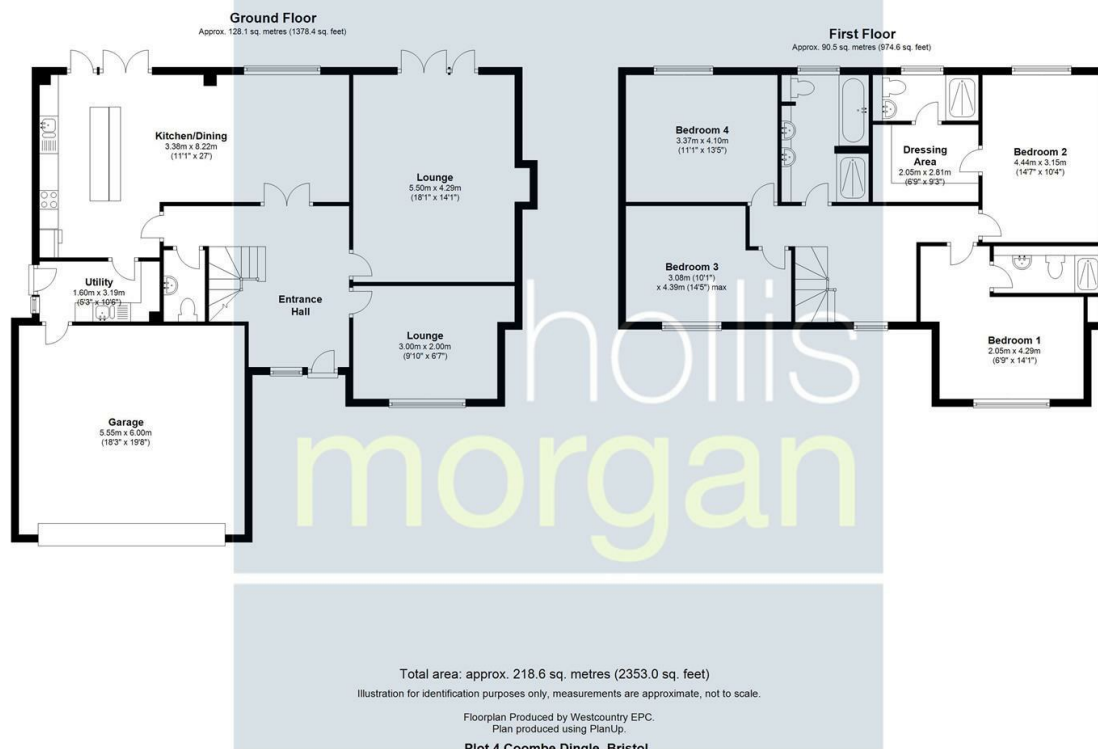
FIRST FLOOR (974 Sq Ft)

- Master Suite (En Suite / Dressing Room)
- Bedroom 2 (En suite)
- Bedroom 3
- Bedroom 4
- Family Bathroom

OUTSIDE

- Private Gated Drive
- Integral double garage
- Mature Rear Garden





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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 44-54 | E | | |
| 35-43 | F | | |
| 1-34 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | 10 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| 10-48 | A | | |
| 31-49 | B | | |
| 39-50 | C | | |
| 35-54 | D | | |
| 28-54 | E | | |
| 21-49 | F | | |
| 11-49 | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | 10 |

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