



## 76A & 76B GROVE ROAD

Bristol, BS9 2RT







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**An exceptional opportunity to acquire two architect designed family houses in a quiet and peaceful setting on the edge of 650 acres of woodland; with state-of-the-art technology, beautifully landscaped gardens and exquisite interior-designed interiors.**

**76A GROVE ROAD:** STUNNING CIRCA 4000 SQ FT ARCHITECT DESIGNED FAMILY HOUSE UNDERFLOOR HEATING THROUGHOUT | EXQUISITE 33' FAMILY KITCHEN/DINING AND FAMILY ROOM | CINEMA/PLAYROOM | HOME OFFICE/BEDROOM 5 | FOUR FURTHER BEDROOMS AND THREE BATH /SHOWER ROOMS | GYM | UTILITY ROOM AND TWO CLOAKROOMS DOUBLE GARAGE WITH UNDERFLOOR HEATING | OUTDOOR KITCHEN DETACHED HOME OFFICE | SAUNA | LANDSCAPED GARDENS LOXONE "SMART HOME" AUTOMATION SYSTEM

**76B GROVE ROAD:** EXQUISITE FAMILY HOME WITH CIRCA 4400 SQ. FT INDOOR & OUTDOOR LIVING SPACE | UNDERFLOOR HEATING THROUGHOUT | SUPERB 48' OPEN PLAN KITCHEN/DINING AND FAMILY ROOM | HOME CINEMA | OUTDOOR SITTING/DINING ROOM GROUND FLOOR GUEST BEDROOM SUITE | THREE FURTHER BEDROOMS AND THREE BATH/SHOWER ROOMS | UTILITY ROOM | PANTRY AND SEPARATE CLOAKROOM | OUTDOOR SWIMMING POOL AND HOT TUB SAUNA | DOUBLE CAR GARAGE WITH UNDERFLOOR HEATING LANDSCAPED GARDENS AND PLUMBING/FITTINGS FOR AN OUTDOOR KITCHEN | LOXONE "SMART HOME" AUTOMATION SYSTEM

## Situation

Grove Road is a quiet and secluded residential road to the north of Coombe Dingle, bordering the edge of Blaise Castle Estate with access to circa 650 acres of historic woodland and open walks.

This stunning pair of detached architect designed houses are situated to the very top of the road with no passing traffic, accessed via their own gated driveway immediately on the edge of the woodland. A true haven in the heart of the city.

To the south lie the bustling villages of Westbury-on-Trym and Henleaze with Canford Park, Coombe Dingle Sports Complex, David Lloyd Westbury and several golf clubs all in the near vicinity.









Bristol is renowned for its education with leading independent schools such as Redmaids High School for Girls, Badminton School, Clifton High School and Clifton College each between a 2 to 4 mile drive.

The M5 (J17) at Cribbs Causeway is 4 miles away and Bristol Parkway (trains to London in 1h 15m) 6 miles to the east.

### **76A & B Grove Road**

Quite simply, an opportunity such as this presents itself once in a buyer's lifetime. The chance to acquire a pair of stunning family houses in a private and peaceful setting; with state of the art fixtures and fittings, landscaped gardens and grounds, a shared gated drive with an expanse of off-street parking and versatile accommodation of over 8000 sq. ft spread out across two Freehold family houses.

The houses have been built to the highest specification with the aim, quite simply, to bring the outside in. Each room maximises light and space; with bi-folding doors a feature of the ground floor and master bedroom suites, and clever corner windows capturing much of the day's sun whilst retaining a high degree of privacy.

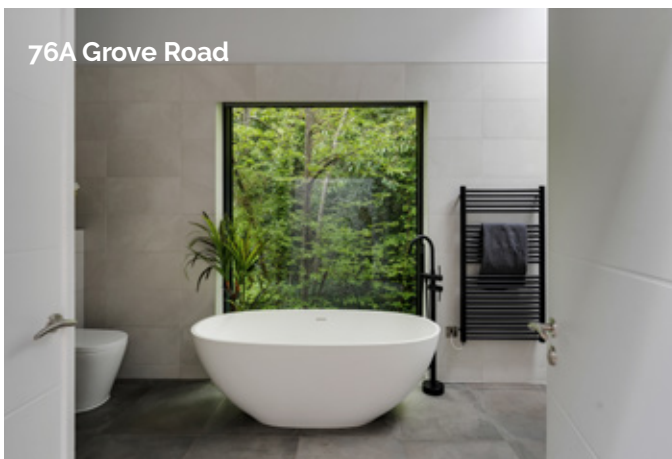
They are each sociable, spacious and exceptionally versatile whilst being as private or inclusive as each occupier might wish; connected by the shared driveway to the front and a single door, between garages, on the inside.

Aside from these two touch points the architect designed homes are incredibly private; with landscaped gardens providing year round enjoyment; from the fitted outdoor kitchen in 76a to the almost spa like finish of the outdoor pool and hot tub of 76b.

Each house enjoys an outdoor sauna, whilst 76a has the benefit of detached home office space in the garden.

Inside, every conceivable tech option has been considered with an integrated Loxone "smart home" automation system controlling the lights, heating (zoned underfloor throughout each house), recessed blinds, media and even the hot tub remotely, at any time of day or night and from anywhere in the world.

Both houses enjoy a double height atrium in the entrance halls, flooding the entrances with natural light and presenting a welcoming light-filled reception space; whilst above are spacious first floor landings with plenty of room for



76A Grove Road







a reading nook overlooking the architectural staircases and looking out into the woods beyond.

In each kitchen there is an oversize island and breakfast bar, creating a sociable space for families of all ages and size to enjoy, connecting seamlessly to the open plan dining and seating areas.

The garden flows out from these spaces truly bringing the "outside in"; with beautiful birdsong from the trees surrounding the houses belying how well connected to central Bristol these homes are.

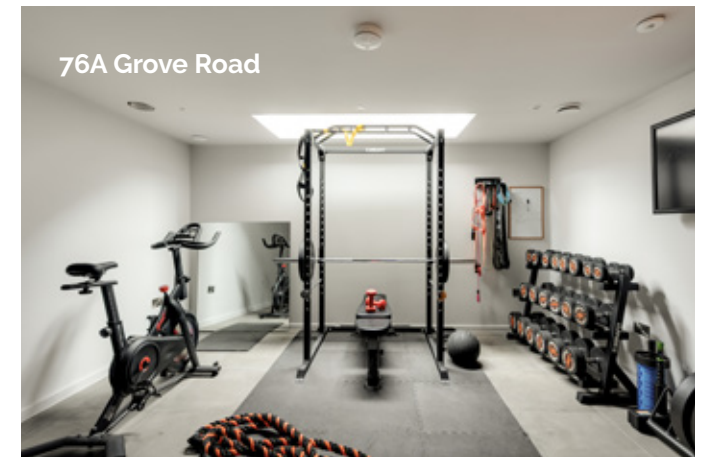
Kitchen appliances from high quality providers such as Fisher & Paykel, Quooker and Meile compliment the German designed kitchens, along with integrated wine fridges, a recycling compactor drawer (in 76b) and "Insinkerators" making life just that little bit easier.

Feature "Bell" corner gas fires add a focal point and warmth in the winter whilst the MVHR system keeps the air fresh, fully circulated and provides a constant supply of fresh filtered air.

Upstairs, each of the master suites overlook the adjoining woodland and their rear gardens, bringing in the changing colours of the trees with bi-folding doors opening onto a Juliet balcony. They each enjoy "his & hers" dressing rooms and beautifully fitted en-suite bath and shower rooms.

The remaining guest bedrooms in each house share a mixture of en-suite bath / shower rooms and fitted storage along with a spacious and generous family bathroom; with oversize twin ended bath and oversize shower cubicles.

Throughout the houses are clever storage solutions, including linen cupboards across the first floor landings and coat and boot cupboards within the entrance halls along with numerous Velux windows, many electronically operated and rain sensitive, flooding the transitional spaces with natural light.









## Outside

Situated at the very top of Grove Road there is no passing traffic; the houses sitting in a unique plot of circa 0.6 of an acre and bordered by the Blaise Court Estate. Birdsong proliferates and the open views are as uplifting as they are distant.

Each home enjoys its own private outside space, but is accessed by a shared driveway leading down from a gated entrance to an expanse of off-street parking and access to each property's circa 500 sq ft garages – complete with underfloor heating.

76a has a charming fully enclosed rear garden, accessed both from inside the house as well as from the drive, with steps leading up from the side.

This has been sensitively landscaped to provide year 'round use with a superb fitted outdoor kitchen, expanse of lawn and a detached home office / play room. The garden swings around to the south elevation presenting a private courtyard with a further children's play area and arced timber clad sauna.

76b has an almost zen-like south facing garden and spa facilities; with a beautiful Niveko swimming pool with in-built roller cover and a separate in-ground hot tub, complete with an outdoor "hot & cold" running shower and access to a infra-red Zoki sauna. A child-safe balustrade runs between the pool and house with a stylish outdoor sitting room, covered to three sides, overlooking the pool and finished with a contemporary outdoor gas fire; a space to be savoured and enjoyed all year 'round.

Both gardens are lit-up with a high-tech lighting system to provide night moods and there are plenty of water and power connections.

The garden of 76b has also been finished with access to an outdoor gas supply and additional power should an outdoor kitchen be required as well as secure independent access to a side lane leading down to Grove Road.









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### Services

All main services connected. Loxone smart home automation systems. MVHR ventilation systems. Alarm system. Water softening system. Hot water heating / loop system. Underfloor heating.

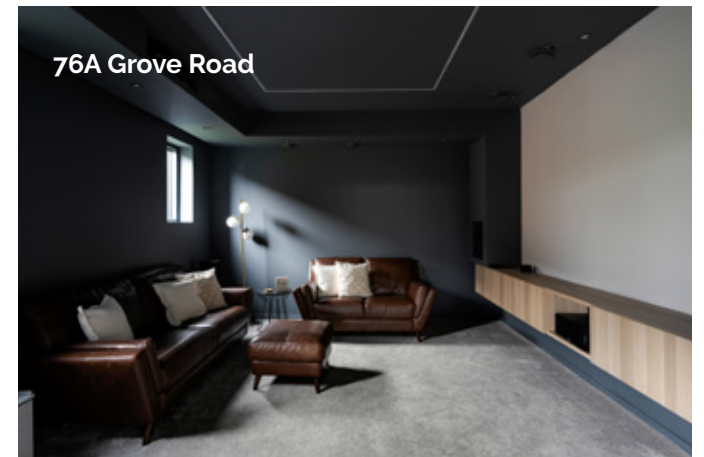
### Local Authority

Bristol City Council: Tel: 0117 922 2000

### Viewing

Strictly by appointment with Rupert Oliver Property Agents.

**Directions:** BS9 2RT



76A Grove Road



# Grove Road, Coombe Dingle, Bristol

Approx. Gross Internal Area

3411.58 Sq.Ft - 316.99 Sq.M

Garden Office/Store

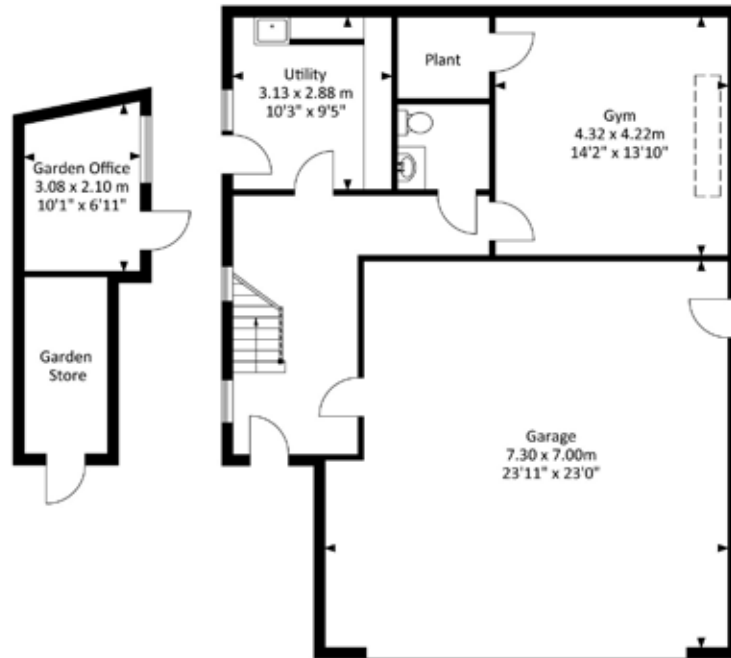
118.61 Sq.Ft - 11.02 Sq.M

Garage Area

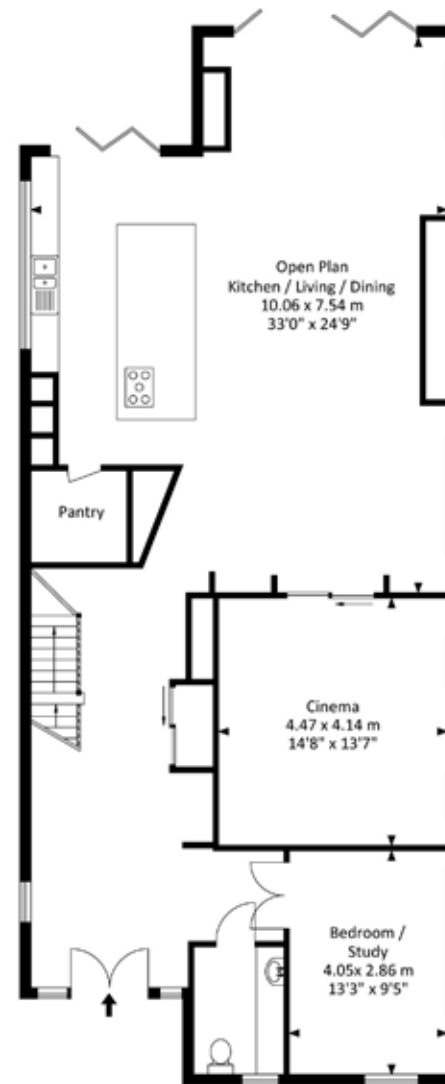
523.01 Sq.Ft - 48.59 Sq.M

Total Area

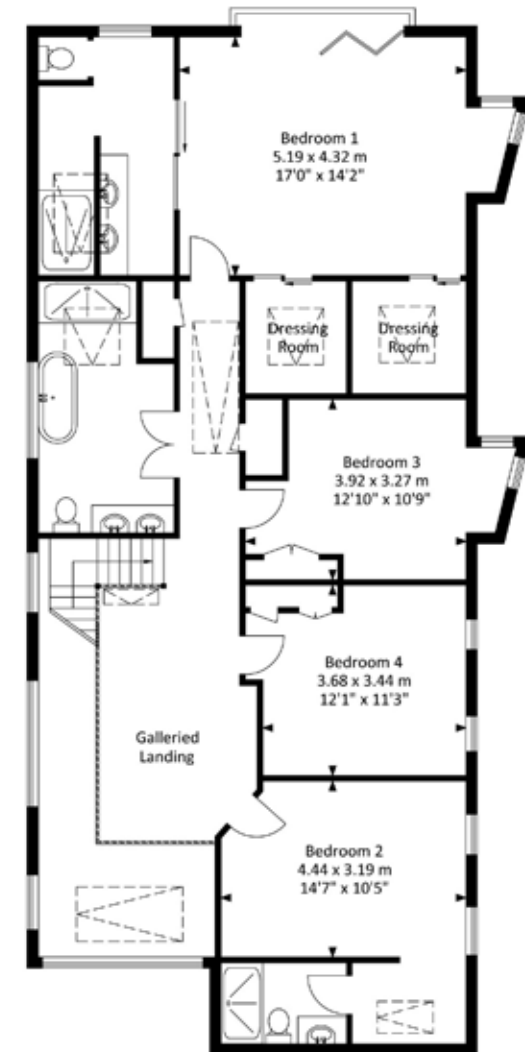
4053.20 Sq.Ft - 376.60 Sq.M



Lower Ground Floor



Ground Floor



First Floor

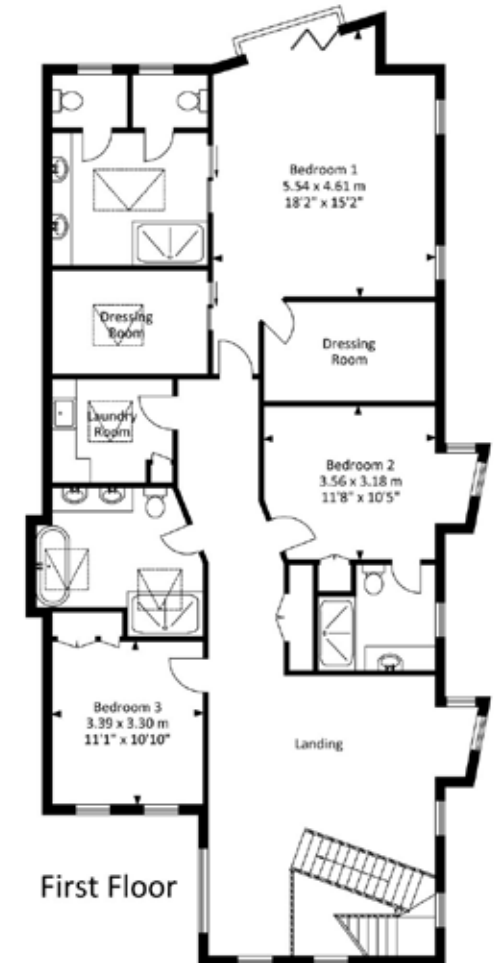
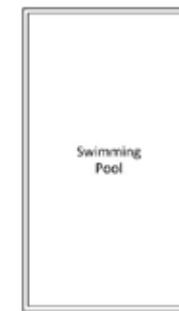
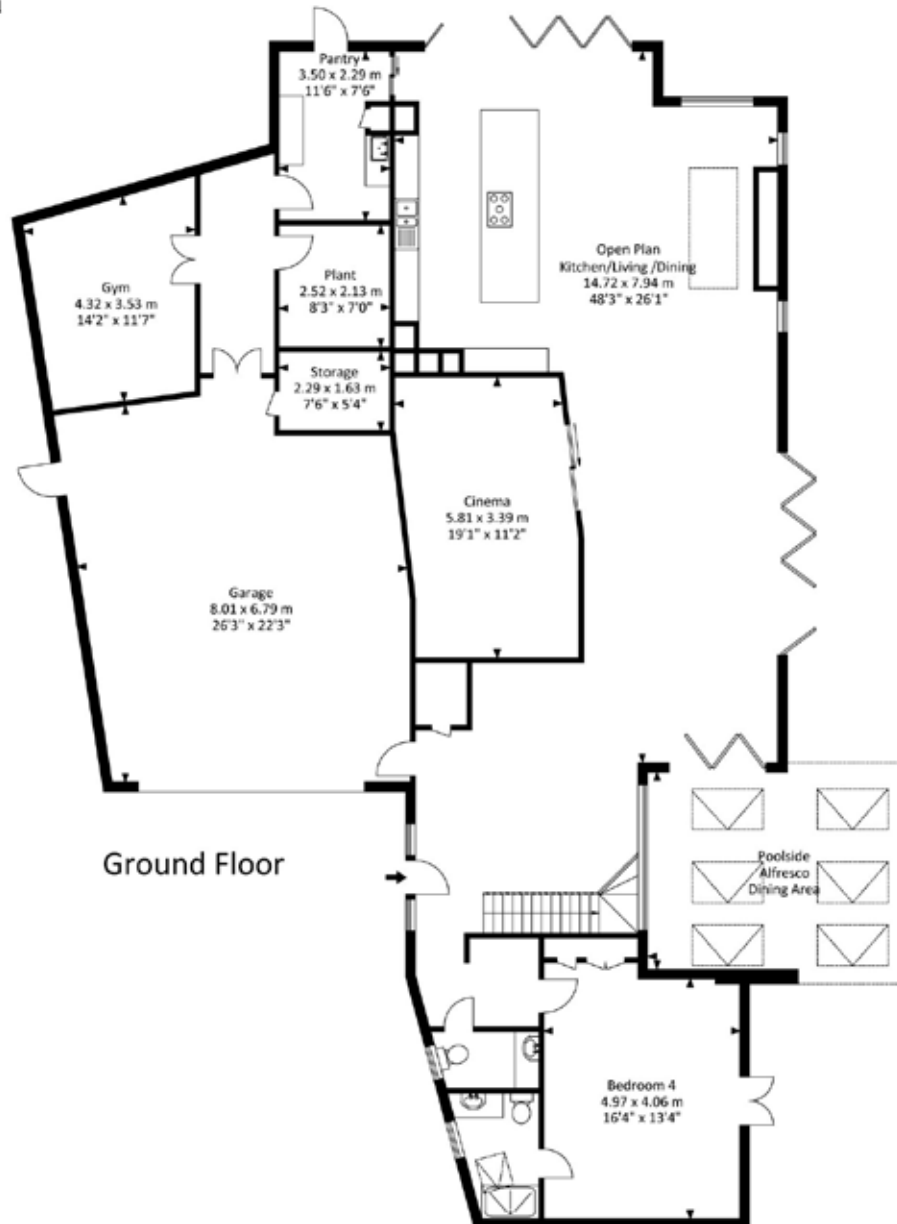


# Grove Road, Coombe Dingle, Bristol

Approx. Gross Internal Area  
3892.28 Sq.Ft - 361.62 Sq.M

Garage Area  
554.12 Sq.Ft - 51.48 Sq.M

Total Area  
4446.40 Sq.Ft - 413.10 Sq.M





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