



19 JUBILEE DRIVE,  
FAILAND, BS8 3XD

GOODMAN  
& LILLEY







# 19 JUBILEE DRIVE

## FAILAND BS8 3XD

# GUIDE PRICE

## £825,000

A Rare Gem: A stunning four-bedroom detached bungalow stylishly finished and extended by the current owners to create the fine finished article on offer today.

Tucked away in a private and quiet cul-de-sac position ideal for the growing family.

### Accommodation

Please see the floorplan for room measurements and the property layout.

### Living Areas

Designed with modern living in mind, the heart of the home is the impressive open-plan kitchen/dining/living area – perfect for entertaining or family life. This expansive space is bathed in natural light thanks to it's open plan design and triple aspect. This delightful family home has been recently refurbished, and extended, by the current owners to deliver a bright and light family home. The accommodation is versatile with a fabulous open plan living room, that informally divides into a well appointed kitchen area with wonderful large island forming a breakfast bar for less formal dining, a dining area for more formal dining, and a great open plan living space with skylights that flood the living space with natural light and offer direct access to the gardens. A separate utility room is located at the far end of the inner hall with storage units, worktop and sink, with side door providing access to the side and rear garden.

### Bedrooms and bathrooms

There are three beautifully proportioned bedrooms, with the master suite enjoying an en-suite shower room WC and open plan dressing room , creating a peaceful retreat. The flexible fourth room is currently used as an additional sitting room, but could alternatively be used as the fourth bedroom. There are also two three piece family bathrooms, one positioned just off the living accommodation, one for Bedroom 2&3 to share.

### Outside

Gardens - The house is set in the middle of a corner plot. The front garden incorporates a generous driveway. Dual access to the rear garden from both sides.

A good sized rear garden which basks in the evening sun with far reaching views of the sunset over the fields beyond which are visible from the living area. The garden is beautifully planted with beds of colorful established shrubbery, rose bed, and a few pretty trees that add character and depth, is accessible from both the expansive living areas and the utility to the side and is laid mainly to lawn and enclosed by hedging.

### Location

Failand is a highly sought-after village surrounded by rolling countryside, prized for its peaceful, semi-rural atmosphere and its proximity to both Clifton Village and Bristol city centre. Situated just 3.8 miles from the iconic Clifton Suspension Bridge, the area provides the perfect balance between countryside living and urban convenience.

Failand is comprised mainly of detached family homes, creating a spacious and community-oriented environment. Local amenities include a village general store and post office, with a selection of popular pubs and farm shops scattered throughout the surrounding countryside.

The area is especially attractive to families, offering access to the well-regarded North Somerset schooling system, as well as the highly respected

Downs School, located just 1.6 miles away.

Outdoor enthusiasts are well catered for, with numerous walking and bridle paths, mountain biking trails, and a variety of leisure facilities, including David Lloyd Leisure Club and several golf courses all within easy reach.

### Useful Information

A dream location for young families being in the catchment area for several local excellent comprehensive schools, and less than 20mins drive from Bristol's premier three private schools; close to sports facilities of Beggar Bush, and Clevedon road, stones throw to Bristol Robins, Bristol BEars, Firebrands Hockey club, and more.

The current owners say that they are constantly amazed by the location with the commute to London from Nailsea and Backwell, you can be in the centre of Bristol in around 15mins, in Clifton Village in 15mins, at a supermarket and all amenities of Nailsea in under ten mins. At the same time, it's quiet, surrounded by nature, a dog walking dream with Ashton Court and Belmont Woods 5mins away, not to mention all the bike and walking trails nearby!

Viewing - Strictly by prior appointment with Goodman & Lilley.

Tenure - Freehold

Local Authority – North Somerset Council

Council Tax Band – Band F, Currently £3,128 per annum.

Services - We understand that there is mains

electricity, as well as drainage and water to the property. The oil fired central heating is serviced via a large oil tank.

Broadband – Ultrafast with up to 1000 Bmps download and 1000 Bmps upload available – Source Ofcom.

Mobile – Outdoor O2, EE, Vodafone and Three “Likely” – Source Ofcom.

### Local Schools

There are some excellent schools in the area including Clifton College, Clifton High School, Bristol Grammar School, Badminton, Queen Elizabeth Hospital School and the excellent nearby 'The Downs Preparatory School' just 2 miles away.



- Refurbished And Extended Detached Bungalow
- Over 1,600 Sq Ft Of Accommodation
- Three Double Bedrooms (Master With En-Suite & Dressing Room) & Fourth Bedroom/Sitting Room
- Stunning Open Plan Living Areas With Access To The Rear Garden
- Utility Room
- Two Further Bathrooms
- Expansive Driveway
- No Onward Chain





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## Ground Floor



Total area: approx. 156.7 sq. metres (1686.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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