



MARKHAM LODGE MARTCOMBE ROAD,  
MARKHAM, BS20 0QQ

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GOODMAN  
& LILLEY











# MARKHAM LODGE MARTCOMBE ROAD

## MARKHAM BS20 0QQ

GUIDE PRICE  
£935,000

Immaculate Detached Bungalow with Stunning Countryside Views

Nestled on a generous plot with established gardens and grounds approaching 0.5 of an acre. and backing onto glorious National Trust open farmland is this recently refurbished detached bungalow, which offers the perfect blend of contemporary living and countryside charm.

We do anticipate a good degree of interest in this house so please call, click or come in and visit our experienced sales team to arrange your viewing.

### Summary

Stepping inside, you are greeted by a spacious and light-filled living room, featuring a vaulted ceiling that enhances the sense of space and character. The heart of the home is the impressive kitchen/family room, complete with a large island unit, modern appliances, and bi-folding doors that seamlessly open onto the garden—perfect for indoor-outdoor living. An extended utility area adds extra convenience.

Surrounded by beautifully maintained gardens, the property enjoys picturesque views over the garden and open countryside, creating a tranquil and private setting. The detached double garage and expansive driveway provide ample parking.

The property is positioned in the middle of its plot, set back from the main road and is approached via a gated driveway, offering ample off-road parking, including garaging for two cars. The private gardens and grounds encompass the property which are predominantly laid to level lawns that pleasantly adjoin the neighbouring countryside & National Trust land to the rear.

### Location

Ideally located close to the M5 motorway, Clifton Village, and Bristol city centre, this exceptional home offers both rural serenity and easy access to amenities. Viewing is highly recommended to appreciate all it has to offer.

### Accommodation Comprising

#### Entrance Hall

When entering this spacious split level hallway via an oversized contemporary secure door, you are instantly greeted by a positive feeling of light and space, contemporary full height radiator, two further radiators, storage cupboard, hard wearing wood effect flooring, doors to all rooms.

#### Family Bathroom WC

13'3 x 6'5

### Living Room

22'10 x 16'3

Attractive double opening glazed doors open to a delightful double aspect room filled with light with it's feature vaulted ceiling and range of double glazed windows to front and rear and bi-folding doors opening directly to the rear garden sun deck ideal for al fresco entertaining, chimney breast with inset wood burner and space for large wall mounted TV above, radiator.

### Open Plan Kitchen/Dining/Family Room

26 x 18'5

The crowning feature of this stunning contemporary home has to be this huge open plan room again benefitting from masses of natural light from the large amount of glass, with bi-folding doors opening to the garden making it one space when opened in the warmer months, further floor to ceiling double glazed windows either side and further glass lantern roof light above the dining area and adjacent to a large central island with large Neff induction hob, range of fitted wardrobes to the kitchen with walls with further Neff appliances, vast worktop space with built in sink two full height contemporary radiators, open plan to further utility extension -

### Master Bedroom

18'2 x 15'7

A lovely light room with double glazed window and double glazed bi-folding doors opening to the rear gardens with views over surrounding countryside beyond, full height contemporary radiator, bank of white fitted wardrobes to the other wall with open access to -

### Dressing Room

12'3 x 8

A range of white fitted wardrobes to two sides with built in dressing table, double glazed window to front elevation, radiator, open plan to -

### Master En-Suite Shower Room WC

11'5 x 7

His and hers wall mounted wash hand basins with feature black mixer taps and vanity units below, low level WC, walk in shower cubicle with glass screen.

### Bedroom 4

11'1 x 7'8

Double glazed window overlooking the rear garden.

### Bedroom 3

12'3 x 6'8

Two double glazed windows to front elevation, radiator.

### Family Bathroom WC

13'5 x 6'5

Two double glazed windows to front, brand new white suite with large contemporary feature bath with central taps, low level WC, wall mounted wash hand basin and walk in shower cubicle with glass screen.

### Guest Bedroom / Second Bedroom

19'8 x 16'3

Double glazed window overlooking the side and front garden, built in triple mirrored wardrobes, radiator, door to -

### En-Suite Shower Room WC

6'4 x 6'2

Shower cubicle with shower and screen, low level WC and wash hand basin with vanity unit below.

### Office / Study

8 x 6'4

Double glazed window to front and side garden.

### Utility Room

8'10 x 6'10

Floor to ceiling double glazed windows overlooking the rear garden, fitted matching wall and base units with space and plumbing for washing machine below, full height radiator.

### Outside

When entering the property via the private gates you enter into an expansive driveway offering numerous parking opportunities for cars and larger vehicles such as caravans or motorhomes and leads to a detached double garage measuring 19ft x 18'9. The property is surrounded by beautifully maintained gardens, the property enjoys picturesque views over the garden and open countryside, creating a tranquil and private setting. The rear garden is

laid predominantly to lawn, with large adjacent paved patio and separate sun deck to enjoy the sun and enjoy privacy, while taking in the stunning far reaching views over the surrounding Natural Trust farmland. There is a further sun deck to the rear boundary ideal for BBQ and another large paved patio leading to the other side garden with greenhouse and further lawn enclosed by fencing to the front.



• Stunning Refurbished Detached 4 Bedroom Bungalow

• Spacious Family Home Measuring Circa 2,700 Sq Ft

• Wonderful Master Bedroom Suite With Large Dressing Room & En-Suite

• Delightful 26ft Open Plan Kitchen/Dining/Family Room With Stunning Views Over Adjoining National Trust Farmland

• Guest Bedroom Also En-Suite & Separate Large Family Bathroom WC

• Excellent Location Abbots Leigh Just 1.5 Miles, Clifton Village 3.5 Miles and J19 of M5 Just 1.6 Miles Making This Ideal For Commuters

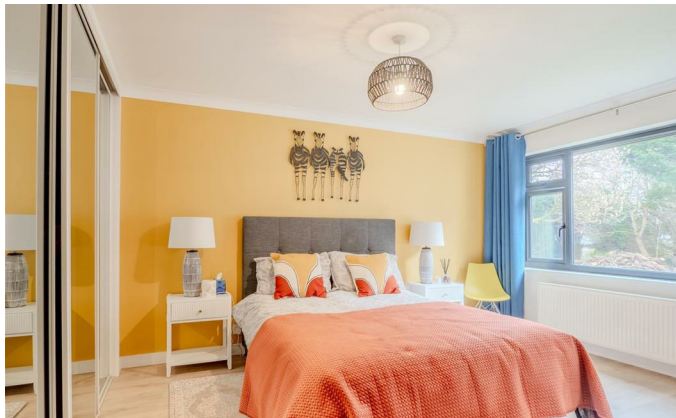
• Approaching 0.5 Acre Plot With Gardens To All Sides

• Expansive Driveway & Double Garage





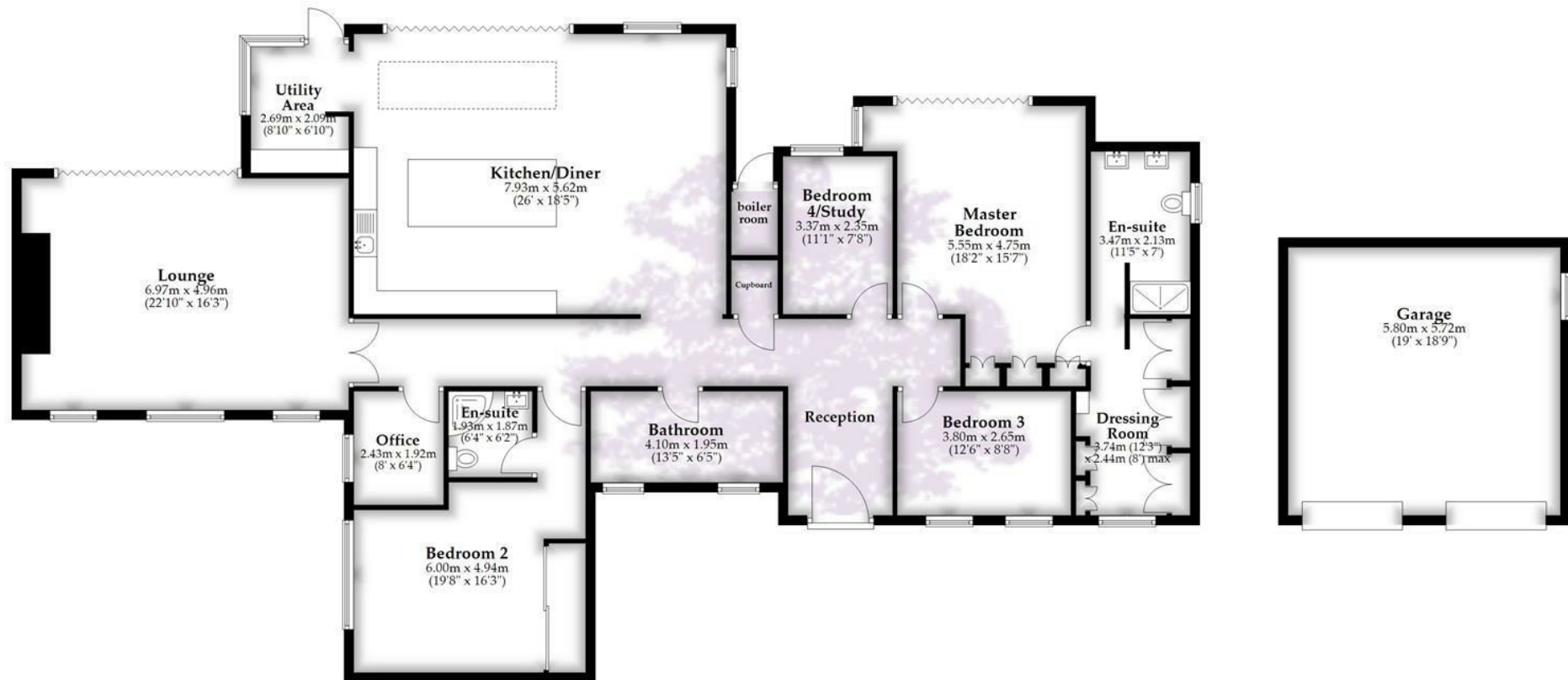




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# Ground Floor



Total area: approx. 252.0 sq. metres (2712.7 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.

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