



3 SWANCOMBE,
CLAPTON IN GORDANO, BS20 7RR

GOODMAN
& LILLEY







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GUIDE PRICE £699,950

A striking architect-designed family home with panoramic views over the Gordano Valley set in delightful gardens and grounds. (Internal Floor Area Of Approximately 2642 Sq. Ft)

Swancombe is a truly superb family home, thoughtfully arranged over two levels and designed by the acclaimed architect Roger Dyer. Built in 1967 and inspired by his time in California and the work of Frank Lloyd Wright, Dyer created a home that embraces natural materials, light, and space — all while making full use of the property's commanding position above the Gordano Valley.

Throughout the house, Dyer's signature features remain beautifully intact, including exposed Canadian Hemlock hardwood beams, tongue-and-groove ceilings, and clever built-in storage solutions. With its unique "upside-down" layout, the home is perfectly designed to capture light and maximise the far-reaching views — especially from the 40-foot balcony which looks towards Portishead and beyond.

On entering the property, a welcoming hallway leads to a versatile study or fifth bedroom, ideal for guests or working from home. A fitted cloakroom is also located on this level. The standout space of the home is undoubtedly the stunning 40' open-plan living and dining room. This exceptional room is filled with natural light and boasts sliding patio doors opening onto the full-width balcony — a perfect spot for morning coffee or evening sunsets. In the cooler months, a wood-burning stove with adjacent built-in log store adds both warmth and character. The kitchen is open-plan to the main living space, creating a sociable, family-oriented environment that is ideal for both everyday living and entertaining. At its heart is a central island unit, providing additional workspace and a natural gathering point. The kitchen is well-equipped with a generous range of wall, base, and drawer units, complemented by integrated Neff appliances.

Just off the kitchen, a utility room offers practical space for a fridge/freezer, washing machine, and tumble dryer, keeping the main kitchen area clutter-free. From here, a further door provides direct access to the front of the property. The sunroom is positioned at the far end of the property, designed to make the most of natural light. A pitched roof with skylight windows floods the space with sunshine, creating a bright and uplifting atmosphere. Patio doors open directly onto a private, elevated terrace, providing a tranquil spot to relax and enjoy open views across the garden — perfect for morning coffee or unwinding at the end of the day.

Lower Floor – Bedrooms & Bathrooms

Downstairs, you'll find four generously sized double bedrooms, all with fitted wardrobes. The principal bedroom includes a private en-suite bathroom, while the remaining bedrooms share a well-appointed family bathroom. Additional storage can be found off the hallway and within bedroom two, and bedroom three offers direct access to the garden via patio doors.

Outside

The gardens at Swancombe are truly a standout feature. Originally hewn from the hillside — with locals recalling that rock was blasted to create a level platform — the setting now feels both dramatic and serene. The main lawn benefits from a sunny south-westerly orientation, bordered by mature trees and ornamental planting, providing a private and peaceful outdoor space. A particularly

practical feature is the side pathway, which offers direct access around the property — ideal for moving garden waste, tools, or bikes without having to pass through the main house. A footpath from the private road leads down to Clapton Lane, providing convenient access to the village post box and the much-loved local pub, The Black Horse Inn — perfect for an easy stroll to meet friends or enjoy a relaxed evening out

Garage & Driveway

The property benefits from a substantial double garage, providing secure parking and excellent storage space. To the rear of the garage is a dedicated boiler room housing an oil-fired Grant boiler, serving the property's central heating and hot water system. Within the main garage space, you'll also find the solar control hub, managing the property's solar energy system. In addition to the garage, there is off-road parking available on the driveway to the side of the property, offering convenient access for multiple vehicles.

Location

Nestled within the tranquil rural valley of Clapton-in-Gordano, this charming village offers the perfect blend of peaceful countryside living with easy access to nearby urban centres. Situated just 8 miles west of Clifton and approximately 2.5 miles from Portishead, Clapton-in-Gordano enjoys a quiet, village atmosphere while being well-connected to key transport links and amenities. Swancombe, the private, residents-owned road where this home is located, consists of only eight architect-designed properties crafted by renowned

architect Roger Dyer in 1967. This exclusive enclave is highly sought after for its unique architectural heritage and strong community spirit.

For those who love the outdoors, the area is a walker's paradise. The famous Gordano Round and other local footpaths offer scenic routes for all abilities, weaving through beautiful countryside and woodlands. One of the most notable nearby attractions is Cadbury Camp, an impressive Iron Age hillfort, where panoramic views stretch from the rolling landscapes of Exmoor to the distant peaks of the Brecon Beacons — a spectacular backdrop to daily life.

Agents Notes

Gordano School – an Ofsted-rated “Outstanding” Secondary Academy, renowned for academic excellence and extracurricular opportunities, St Peter's Church of England Primary School – rated “Good” by Ofsted, The Downs School, an independent school located just 1.2 miles away, provides an alternative option for those seeking private education. Additionally, a variety of prestigious independent schools across the wider Bristol area are easily accessible for a broad range of educational choices.

Transport Links : The property benefits from excellent connectivity, with Junction 19 of the M5 motorway only 2.3 miles away, facilitating straightforward travel across the South West and beyond.

Nailsea & Backwell railway station, approximately

4.4 miles distant, offers regular and direct services to Bristol Temple Meads, providing seamless access to the national rail network including London Paddington.

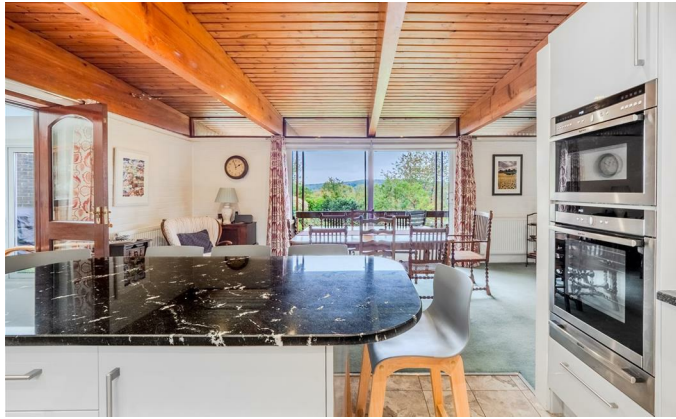
Shopping & Leisure: For day-to-day essentials and leisure shopping, Waitrose in Portishead, just 2.5 miles away, offers a premium supermarket experience.

The nearby towns of Portishead and Clifton provide a wealth of additional shopping, dining, and entertainment options, from boutique stores and cafes to cultural venues and community events.



- Architect-designed by Roger Dyer with original features throughout
- Stunning elevated views over the Gordano Valley from a 40ft full-width balcony
- Impressive 39ft open-plan living/dining space with wood-burning stove
- Modern open-plan kitchen with island unit, Neff appliances and large utility room
- Four spacious double bedrooms, including principal with en-suite
- Beautiful tiered gardens with lawn, sun terrace, and direct access to Clapton Lane
- Set on a private, residents-owned road of just 8 unique homes
- Excellent location for Portishead, Clifton, M5 (J19), Gordano School and countryside walks
- Rarely available in this quiet, village location



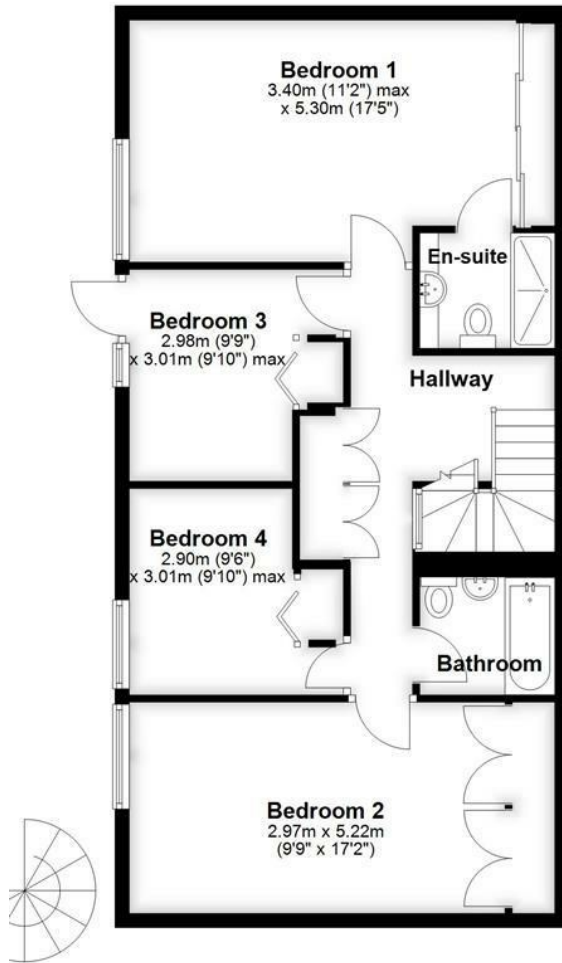


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Garden Floor

Approx. 69.1 sq. metres (743.4 sq. feet)



Entrance Floor

Approx. 176.5 sq. metres (1899.4 sq. feet)



Total area: approx. 245.5 sq. metres (2642.9 sq. feet)

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