



23 CHURCH ROAD,
BRISTOL, BS20 0PQ

GOODMAN
& LILLEY







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BRISTOL BS20 0PQ

GUIDE PRICE
£850,000

Tucked away in a quiet cul-de-sac on Church Road, this home is located in the charming rural village of Easton-in-Gordano. This beautifully presented home features a striking entrance hall, open-plan kitchen/living space, five bedrooms, four bathrooms, and a utility room. Highlights include a luxurious principal suite, galleried landing, Dolby Atmos cinema room, and stylish landscaped garden with garage and EV charging.

Upon entering this exceptional residence, you are immediately greeted by a magnificent entrance hall, distinguished by its striking galleried staircase rising to the first floor, creating a dramatic and welcoming first impression. Leading off the hall is a well-appointed study, ideal for those working from home, along with a stylish cloakroom/WC.

A particular highlight of the home is the impressive L-shaped living, dining, and kitchen space—perfectly suited to both everyday family life and elegant entertaining. From the entrance hall, double doors open into the spacious living room, while a separate door leads directly into the kitchen area. Despite these independent access points, the layout has been cleverly designed so that the living, dining, and kitchen areas connect seamlessly, creating a flowing, open-plan feel. Black Crittall style aluminium French Doors provide direct access to the rear garden, filling the space with natural light.

The recently installed kitchen has been finished to an exceptional standard, with sleek navy cabinetry, luxurious engineered stone worktops, and a full suite of high-specification integrated appliances, including two eye-level ovens, a microwave, two dishwashers, and an American-style fridge/freezer. Underfloor heating adds further comfort, while an adjoining utility room provides additional appliance space and internal access to the garage.

The first floor is home to three generously proportioned double bedrooms, including a sumptuous principal suite featuring a walk-in

dressling room and a beautifully appointed en-suite shower room. A second bedroom also benefits from a private en-suite, while the third is served by a contemporary family bathroom, all accessed via a stunning galleried landing, illuminated by an elegant bay window that floods the space with natural light.

On the uppermost floor, you will find three further rooms: a fourth bedroom, Bedroom 5/Study, and extensive eaves storage. The crowning feature of this floor—and indeed the home—is the state-of-the-art Dolby Atmos home cinema room, professionally designed and installed by Tokyo TV, offering an immersive experience rarely found in a private residence.

The generously sized and secluded rear garden offers a tranquil retreat, featuring a substantial composite deck—ideal for alfresco dining or quiet relaxation. Beyond the lawn, mature trees provide a natural backdrop and ensure a high degree of privacy. Additional highlights include raised vegetable beds, a greenhouse, and useful outdoor storage.

To the front of the property, there is ample off-street parking for up to four vehicles, along with an electric vehicle charging point. The integral double garage, extending to 22'8", is equipped with power and lighting, and also houses the tank and control equipment for the air source heat pump. The property further benefits from fitted solar panels, contributing to energy efficiency and sustainability.

- Substantial Detached Property
- Garage & Parking for Four Vehicles
- In Excess Of 2000 Sq. Ft
- Five Bedrooms
- Immaculately Presented Throughout
- Cinema Room
- Open Plan Living Space
- Large Rear Garden
- Quiet Position



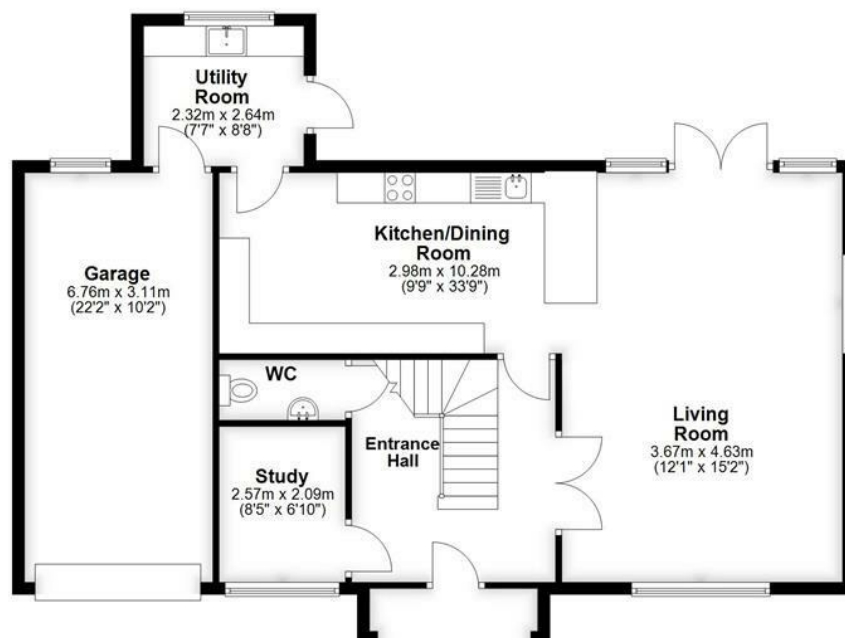




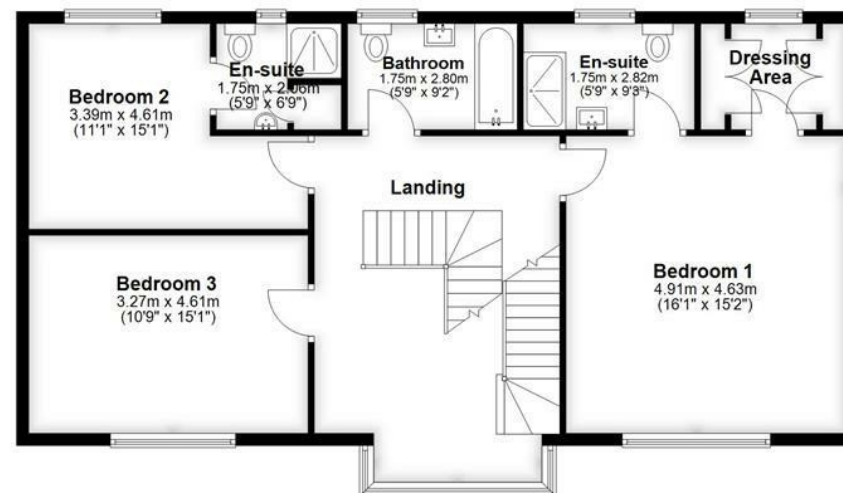
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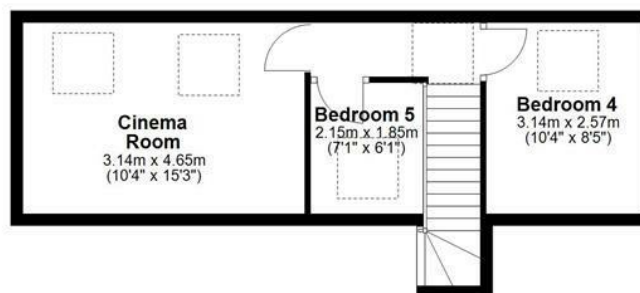
Ground Floor
Approx. 99.8 sq. metres (1073.7 sq. feet)



First Floor
Approx. 93.4 sq. metres (1004.9 sq. feet)



Second Floor
Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 226.2 sq. metres (2434.7 sq. feet)

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