



50 STONEYFIELDS,  
EASTON-IN-GORDANO, BS20 0LL

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GOODMAN  
& LILLEY



SET WITHIN THE HIGHLY SOUGHT-AFTER VILLAGE OF EASTON IN GORDANO, THIS DETACHED THREE-BEDROOM FAMILY HOME PRESENTS A FANTASTIC OPPORTUNITY FOR BUYERS LOOKING FOR A WELL-CONNECTED AND DESIRABLE LOCATION.

Tucked away in a peaceful residential area, the property sits on a generous plot and offers a versatile layout, with potential to extend—perfect for those wishing to create their ideal home.

Upon entering, you are greeted by a bright and welcoming entrance hall, flooded with natural light from the impressive double-height windows that extend over the galleried landing. A downstairs cloakroom adds practical convenience. To the rear of the property, the kitchen is well-presented and fully functional, offering a practical layout—ready for immediate use. At the front and rear, the spacious lounge/dining room spans the full depth of the house, featuring a dual aspect with a large front window and doors opening onto the rear garden. This creates a light-filled and flexible space, perfect for both relaxing and entertaining. Upstairs, the accommodation continues to impress with three well-proportioned bedrooms, all with built-in storage, and a generous family bathroom complete with a traditional three-piece suite.

The property boasts a fantastic, level, and private rear garden, laid predominantly to lawn with mature borders, fruit trees, and a generous patio area—perfect for outdoor entertaining, dining, or simply relaxing in a peaceful setting. The garden also offers excellent potential to extend the property, subject to planning permission, providing an exciting opportunity to create additional living space. At the front, the property features an attractive garden with mature shrubs and well-maintained planting, enhancing the home’s curb appeal and creating a welcoming first impression.

Garage & Driveway

The property offers driveway parking for one vehicle, with potential to expand for additional parking if required. The driveway leads to a single garage, which benefits from both light and electricity, providing practical storage or workspace options.

Location

Nestled in the scenic Gordano Valley, Easton in Gordano offers a blend of rural charm and modern convenience. Approximately 4½ miles from Bristol city centre, this picturesque village features a mix of period cottages and contemporary homes, set amidst woodlands and countryside walks. Residents enjoy excellent road access via the M5 and A369. Additionally, the nearby village of Pill is set to benefit from a new train station as part of the MetroWest Phase 1 project. This development will reintroduce passenger services on the historic Portishead Line, connecting Pill—and by extension, Easton—to Bristol Temple Meads, enhancing commuting options and local connectivity. With its tranquil setting, strong community spirit, and proximity to future transport improvements, Easton in Gordano presents an ideal location for those seeking village life with city access.

Agent Notes

Tenure: Freehold — the property is sold with outright ownership and no ground rent or leasehold obligations (unless otherwise advised).

Council Tax: Band E

Broadband & Connectivity: Superfast and ultrafast broadband options are generally available in the Easton-In-Gordano area (often up to 1 Gbps or more in newer developments). Many nearby listings advertise “ultra-fast” broadband availability.

Mobile signal coverage is typically good for major networks (EE, O2, Three, Vodafone), though signal strength may vary within the property depending on elevation and building materials.

Services & Utilities: Mains electricity, Mains gas central heating, Mains water supply and drainage

- Detached Family Home
- Spacious Lounge/Diner
- Garage & Driveway
- Popular Village Location
- No Onward Chain

- Three Bedrooms
- Generous Rear Garden
- In Need Of Modernisation
- Potential To Extend (STP)
- Solar Panels (Owned)

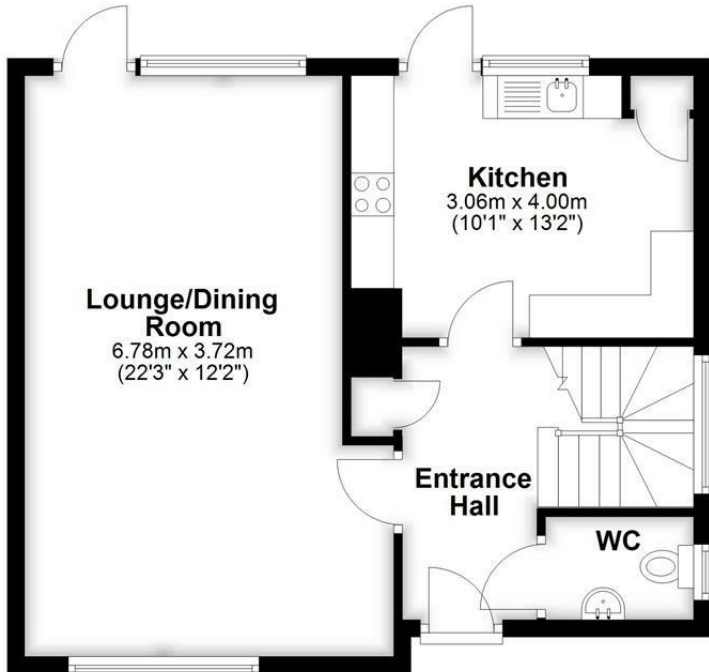


GUIDE PRICE £435,000



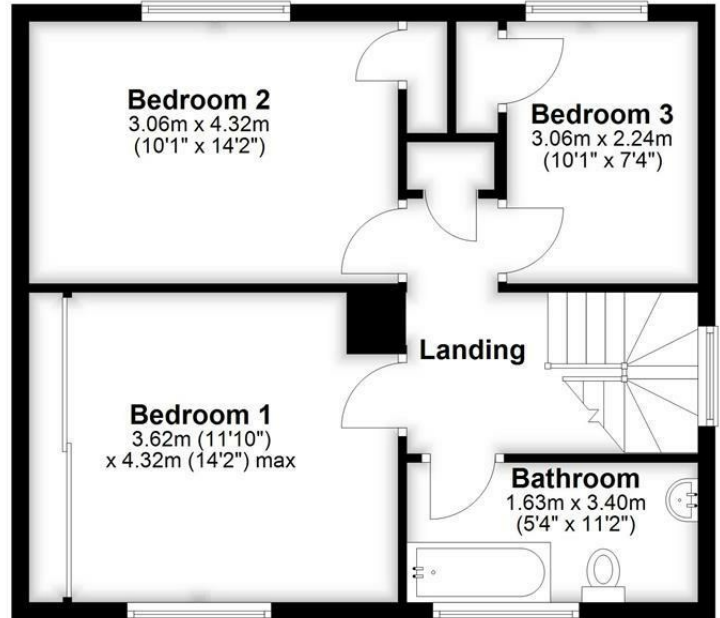
## Ground Floor

Approx. 51.5 sq. metres (554.5 sq. feet)



## First Floor

Approx. 53.0 sq. metres (570.7 sq. feet)



Total area: approx. 104.5 sq. metres (1125.2 sq. feet)

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