3 Tynings Close, Easton-In-Gordano, BS20 0FH

Guide Price £435,000

GOODMAN & LILLEY

THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

3 Tynings Close, Easton-In-Gordano, BS20 0FH

Set in a prime rural position within an exclusive gated community, this beautifully appointed detached home enjoys uninterrupted rural views and is offered with no chain. A superb modern energy-efficient home with open-plan living, high-end appliances, two en-suite bedrooms, underfloor heating, solar PV, air-source heat pump, and excellent insulation

Offering an immaculate finish throughout, this stunning property provides a spacious layout, with 2 reception rooms, downstairs shower room /wc, two large double bedrooms, both benefiting from en-suites and deep wardrobes.

No onward chain.

- The Tynings, Easton in Gordano
- Set within a gated community
- Immaculate finish throughout
- EPC rating A & remainder of builders guarantee
- 2 ensuites and downstairs shower/wc
- Modern 2 bedroom detached house
- Wonderful countryside views
- Kitchen/diner & living room
- 2 double bedrooms
- No onward chain

Location

Situated on the northern edge of the picturesque Gordano Valley, Tynings Close is surrounded by stunning countryside and areas of natural beauty. The Avon Wildlife Trust reserves at Hails Wood and Priors Wood are just a short distance away — with the latter renowned for its enchanting bluebell walk each spring. The area is highly regarded for its excellent schooling, offering both state and independent options including St Mary's Primary School, St Katherine's School and The Downs Preparatory School; all within easy reach.

Located within the North Somerset boundary, this sought-after semi-rural setting offers a wonderful balance of countryside tranquillity and city accessibility. So much so that it has previously been featured on Kirstie Allsopp's "Best of Both Worlds" on Channel 4, highlighting its appeal to those seeking space and serenity without compromising on convenience.

The area enjoys superb connectivity, being just four and half miles west of Bristol and easily accessible to Clifton Village, Portishead, and the M5 motorway. Residents benefit from a welcoming community atmosphere, a historic parish church, local shops, traditional pubs, and a network of scenic footpaths and bridleways perfect for walking and cycling. Major transport links including the M4/M5 interchange (junctions 19 and 20) are close by, while Clifton Village — with its vibrant mix of boutiques, cafés, and restaurants — is just a short drive away via the iconic Clifton Suspension Bridge. Nearby Portishead also offers a wide range of amenities, including supermarkets, marina-side eateries, and leisure facilities.

For leisure and days out, local highlights include the National Trust's Tyntesfield Estate, an impressive Victorian Gothic-Revival mansion set within beautiful parkland, and the ever-popular Noah's Ark Zoo Farm, both easily accessible along the B3128.

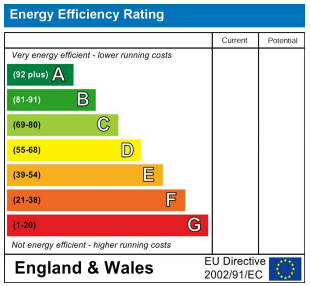
Goodman & Lilley are delighted to present this wonderful property to the market — To arrange your private viewing, please contact our team today on 01275 403660

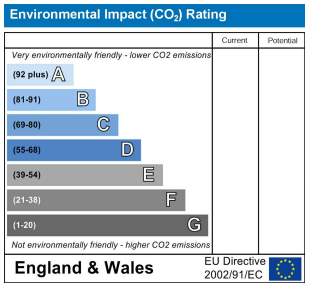
Ground Floor Accommodation

The spacious entrance hall with utility area and airing cupboard leads to an impressive wet room style shower room and w,c. The inner hall has further storage and offers a snug living room with countryside views. The generously proportioned dual aspect kitchen/diner has an attractive kitchen area, breakfast bar and sliding doors leading out to the wrap around, lawned garden.

First Floor Accommodation

An open staircase with under stair storage leads to a galleried landing leading to two spacious double bedrooms. Both bedrooms have deep built-in wardrobes and an en-suite each. One has a large bath and the other has a spacious walk-in shower.





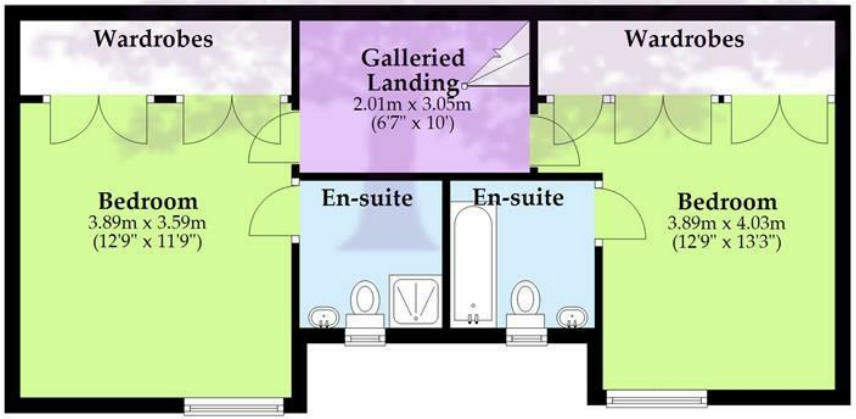
Portishead
Rembrandt House, 36 High Street, Portishead
North Somerset, BS20 6EN
01275 430 440
www.goodmanlilley.co.uk

Ground Floor

Approx. 55.0 sq. metres (591.7 sq. feet)

First Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



Total area: approx. 104.9 sq. metres (1128.6 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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