



11 PRIORY GARDENS,
EASTON-IN-GORDANO, BS20 0PF

**GOODMAN
& LILLEY**



A RARE OPPORTUNITY TO ACQUIRE A CHARMING THREE TO FOUR-BEDROOM DETACHED FAMILY HOME, PERFECTLY SITUATED ADJACENT TO OPEN COUNTRYSIDE IN THE PICTURESQUE VILLAGE OF EASTON-IN-GORDANO.

Nestled in a secluded cul-de-sac, this residence boasts generous gardens on three sides, offering a tranquil retreat for its next occupants. This property presents significant potential for extension, allowing you to create a substantial family home tailored to your needs. The ground floor comprises an inviting entrance hall, a spacious living room, family bathroom, kitchen/dining room, and versatile fourth bedroom or family room. Upstairs, you'll find three well-proportioned bedrooms along with a convenient WC.

The expansive grounds, particularly on the side, provide ample opportunity for further development, whether you envision additional living space or a sizable single garage, complemented by parking for multiple vehicles at the front. The large gardens are ideal for family living, offering a safe space for children to play freely, while gardening enthusiasts will appreciate the variety of vantage points to unwind and enjoy the views, as well as the flourishing shrubs, vegetables, and fruit trees that bring beauty throughout the seasons.

With tremendous potential in a prime residential area, this home is set in a peaceful environment yet offers easy access to the heart of Bristol, making it perfect for city professionals or commuters, with the M5 motorway just minutes away. Don't miss out on this exceptional family home!

Location

Easton-in-Gordano is a highly sought-after rural village located on the outskirts of Bristol, nestled within the North Somerset boundary and featured on Kirstie Allsopp's "Best of Both Worlds" on Channel 4. This home enjoys an enviable and tranquil position on the village's fringes, with Brunel's iconic Suspension Bridge just 4.5 miles away, providing

direct access to Clifton Village and Bristol City Centre.

Local amenities are conveniently located approximately one mile from the property, including a Post Office, dentist, general store, doctors' practice, veterinary clinic, public houses, a farmers' market, village hall, sports fields, and both infant and secondary schools. For more comprehensive facilities, Portishead is only four and a half miles away, offering banks and larger supermarkets.

Bristol City Centre is around seven miles distant, with Temple Meads Railway Station providing direct commuting links to central London. Easton-in-Gordano is also ideally situated near Junction 19 of the M5 motorway, ensuring excellent connectivity to Cardiff, Devon, Cornwall, and Birmingham, with Cribbs Causeway shopping facilities just two junctions to the north. Additionally, Bristol International Airport, approximately eleven miles away, offers daily flights to Europe. This location is perfect for those who enjoy outdoor pursuits, including golf, fitness activities, walking, and cycling.

Agents Notes

Call, Click or Come in and visit our experienced sales team- 01275 430440/sales@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: All mains services connected.

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- Detached Family Home
 - In Excess Of 1250 Sq. Ft
 - Adjoining Farmland
 - Quiet Cul-De-Sac
 - Popular Village Location
 - 4 Bedrooms
 - Corner Plot Position
 - Detached Garage & Driveway
 - Potential To Extend
 - Viewing Highly Advised

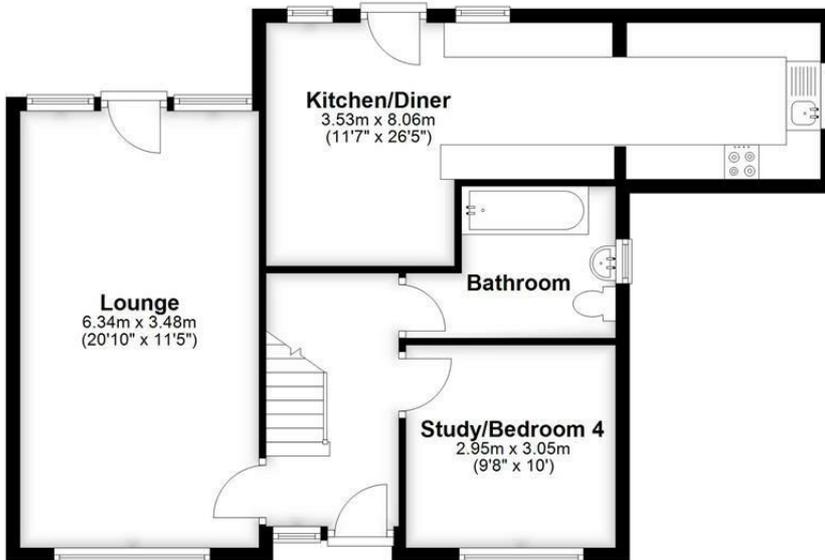


GUIDE PRICE £490,000



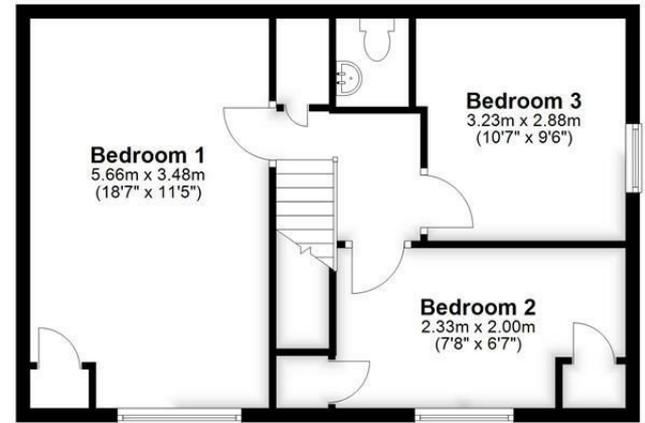
Ground Floor

Approx. 67.9 sq. metres (730.5 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.4 sq. feet)



Total area: approx. 116.9 sq. metres (1257.9 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



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