



LITTLE ORCHARD, CHURCH ROAD,  
EASTON-IN-GORDANO, BS20 0NB

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# LITTLE ORCHARD, CHURCH ROAD

## EASTON-IN-GORDANO BS20 0NB

GUIDE PRICE  
£625,000

A beautifully presented Victorian stone-fronted four-bedroom semi-detached family home, ideally located on the ever-popular Church Road in Easton-In-Gordano.

Rich in period charm and character, this elegant home showcases many original features throughout. The attractive stone façade, with its pitched tiled roof and classic Bath stone bay window surround, is typical of the Victorian era. Arranged over three spacious floors, the property offers versatile accommodation comprising: entrance vestibule, welcoming hallway, cloakroom, drawing room, kitchen/dining room, sitting room, study, and a delightful garden room.

Upstairs, the first floor provides three generous double bedrooms, including a principal suite with en-suite shower room and walk-in wardrobe. A well-appointed family bathroom also serves this level. The second floor hosts an additional large double bedroom with its own en-suite, completing the internal layout.

Outside, the rear garden is mainly laid to lawn with a paved terrace that spans the rear of the house—ideal for outdoor entertaining. The front of the property is set back from the road with a spacious driveway and a garage, offering ample off-street parking.

### Location

Little Orchard enjoys an enviable and peaceful position on the edge of Easton-In-Gordano, with the promise of a new trainline connection to Bristol from the nearby village of Pill further enhancing its excellent transport links. Just 4.5 miles from Brunel's iconic Suspension Bridge, the property offers direct access to Clifton Village and Bristol City Centre.

This semi-rural location is well-served by a range of local amenities including a Post Office, General Store, Doctors' Surgery, Veterinary Practice, Village Hall, Public Houses, Sports Fields, and both Infant and Secondary Schools—all within approximately a mile. A popular Farmers Market also serves the local community. More extensive amenities, including major supermarkets and banking facilities, are available in Portishead, which lies around 4.5 miles away. Bristol City Centre is just seven miles from the property, and Temple Meads Railway Station provides direct services to London and other major cities. Easton-In-Gordano is also conveniently located near Junction 19 of the M5 motorway, offering swift connections to Cardiff, Birmingham, and the South West. Cribbs Causeway's extensive retail and leisure complex is just two junctions to the north, and Bristol International Airport—approximately 11 miles away—offers daily European flights. The area also benefits from a wealth of outdoor pursuits including golf, walking, cycling, and fitness facilities, making it ideal for active lifestyles.

### Accommodation Comprising:

#### Storm Porch

Secure timber door and window combination opening to the entrance vestibule.

#### Entrance Vestibule

Feature leaded stained glass front door and window combination opening to the entrance hall.

#### Entrance Hall

A good sized entrance hall, light and airy in its appearance

with pressed-panelled doors opening to principle rooms, turned staircase rising to the first floor landing, radiator, recessed built-in book shelves, radiator.

#### Cloakroom

Fitted with a two piece white suite comprising; low level WC, wash hand basin, radiator, extractor fan.

#### Drawing Room

An opulent room complete with a fireplace with inset wood burning stove taking centre stage, high-ceilings, moulded ceiling corning typically associated with property from this period. The room is light-filled with a uPVC double glazed bay window enjoying a favoured southerly aspect, two further uPVC double glazed windows to the front and the side aspects.

#### Kitchen/Dining Room

A superb, family orientated living space which interlinks beautifully with the accommodation on the rear elevation of the property providing substantial living space positioned across the rear elevation of the property. The kitchen is fitted with a range of shaker style wall, base and drawer units with roll-top work surfaces over with inset sink and drainer unit. The canopied extractor hood is a prominent feature of the kitchen, sat within the chimney breast with a gas range cooker. A pantry is conveniently accessed from the kitchen and offers a good storage space. The kitchen also continues the theme of period features that include plate racks, picture rails and high-ceilings and moulded ceiling corning added interest. The dining area is conveniently positioned with ample space to position a family sized table and chair, ideal for entertaining family and friends with the sense of space from the benefit of the open-planned space.

#### Living Room

Interlinking with the kitchen/dining room this room offers another great reception room which takes full advantage of the rear garden. For those family orientated buyers, this room again provides many period features that includes high-ceilings with moulded corning, an open-grate

fireplace, sash double glazed bay window and addition uPVC double glazed window with views over the rear garden. Multi-paned French doors opening to the study and the family room.

#### Garden Room

Timber panned windows and French doors open to the rear garden, door to study.

#### Study

uPVC double glazed window to the front aspect, radiator, telephone point.

#### First Floor Landing

With doors opening to the first floor accommodation, storage cupboard, stair case rising the the second floor landing.

#### Master Bedroom

A great sized bedroom, high-ceilings with ceiling corning, uPVC double glazed window to the front aspect, radiator, doors opening to the walk-in wardrobe and the en-suite shower room.

#### Walk-in Wardrobe

Fitted with a comprehensive range of shelves and hanging rails.

#### En-Suite Shower Room

Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin, shower enclosure with mains shower, tiling to splash prone areas, radiator, obscured uPVC double glazed window to the front aspect.

#### Bedroom Two

uPVC double glazed window to the side aspect, radiator, built-in wardrobes.

#### Bedroom Three

uPVC double glazed window to the side aspect, radiator, built-in wardrobes.

#### Family Bathroom

Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin, deep panelled bath, tiling to splash prone areas, radiator, uPVC double glazed sash window to the side aspect, extractor fan.

#### Second Floor Landing

Door opening to Bedroom Four.

#### Bedroom Four

Another good sized room, located in the roof space with a beamed sloped ceiling, Velux window to the side aspect, radiator, door to store room and the en-suite.

#### En-Suite Shower Room

Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin, shower enclosure with mains shower, tiling to splash prone areas, radiator.

#### Store Room

Offering further potential, wall mounted gas fired boiler serving the heating system and domestic hot water.

#### Outside

The gardens and grounds are a crowning feature to this fine home, generously proportioned and offering a great family sized outside space for children to run-free and explore. The rear garden is well-kept and laid predominantly to level lawn and a patio that extends across the rear elevation of the property providing space to dine alfresco in the warmer summer months. The garden features a wealth of deep planted flowering shrub and specimen trees occupying the borders with a pond to one side adding interest. To the rear of the garden hidden by a conifer is a vegetable garden and a timber shed.

#### Garage & Driveway

The garage is approached over a generous gravelled driveway proving off road parking for several vehicles. The garage has an up and over door, light and power connected, door to the rear garden. This room is currently used as a workshop but can easily be converted back to a garage if one desired.



- Period Attached Family Home
- Fine Period Features
- Garage & Driveway

- Four Double Bedrooms
- Four Reception Rooms
- Gardens & Grounds

- Two En-Suite Shower Rooms
- In Excess Of 2321 SQ FT
- Popular Village Location









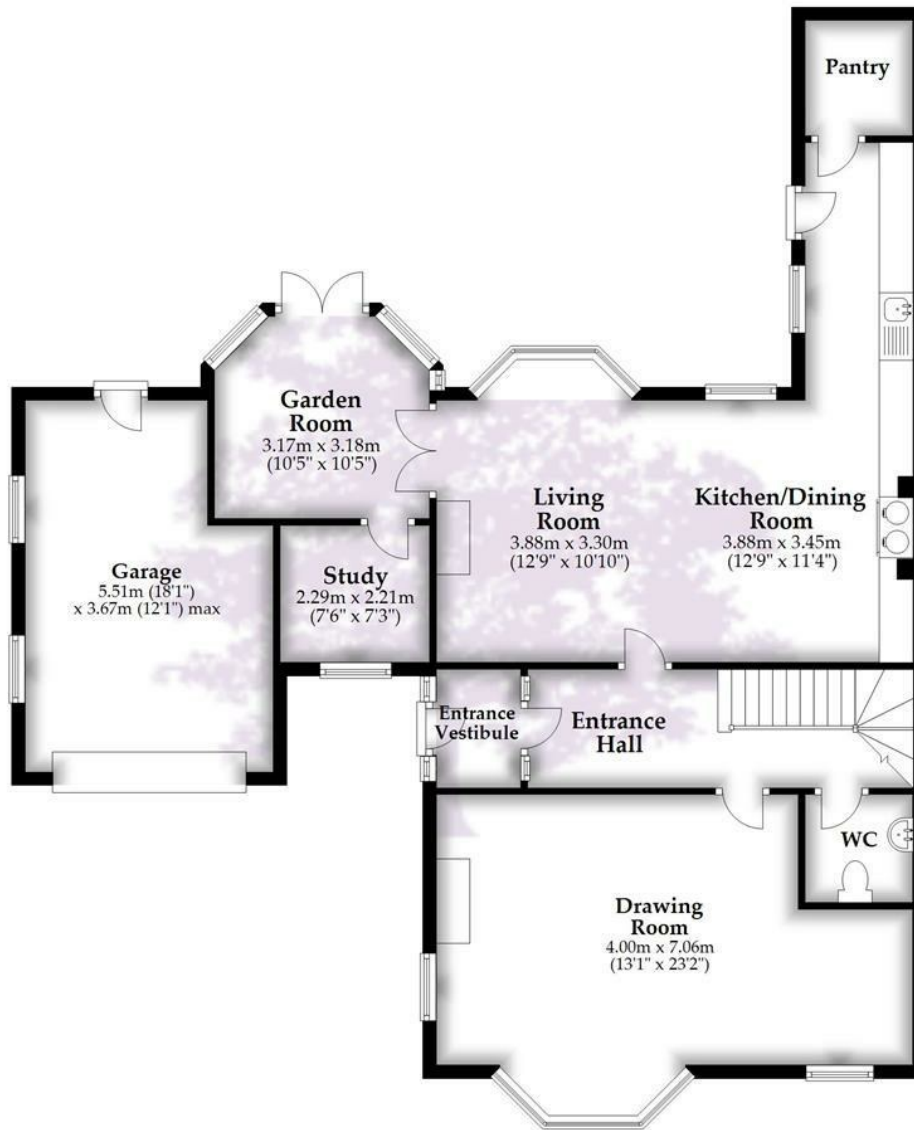
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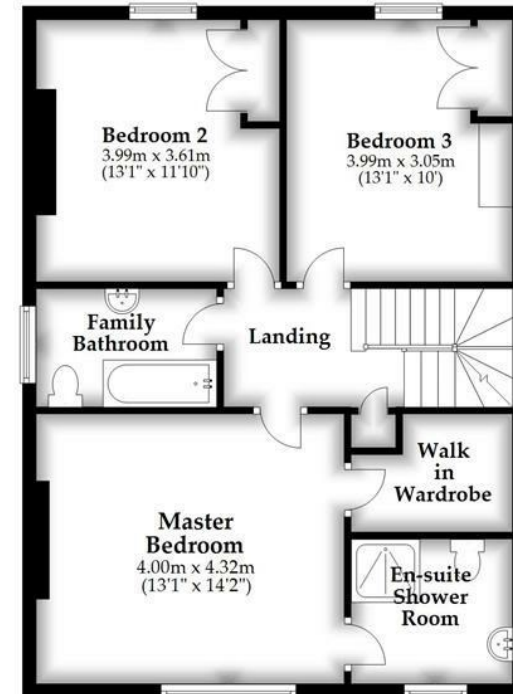
### Ground Floor

Approx. 124.3 sq. metres (1337.7 sq. feet)



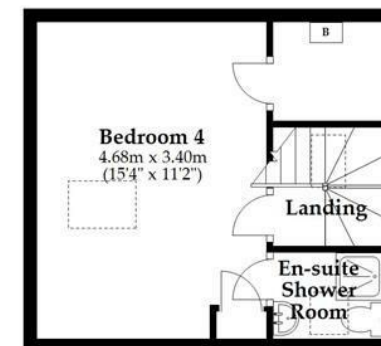
### First Floor

Approx. 67.4 sq. metres (725.1 sq. feet)



### Second Floor

Approx. 24.0 sq. metres (258.8 sq. feet)



Total area: approx. 215.7 sq. metres (2321.6 sq. feet)



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