



MAGGS  
& ALLEN

35 MARSH COMMON ROAD

PILNING, BRISTOL, BS35 4JY

£465,000

A well-maintained and substantially-extended family home offering a vast rear garden, three bedrooms, flexible accommodation and a useful garden room/studio. Situated in a peaceful location surrounded by local countryside, but within close proximity to the M4/M5 motorway and Pilning Train Station.

**Approach**

From Marsh Common Road, a shingle driveway provides parking for multiple cars and is screened from the road by a large hedgerow.

**Ground Floor**

The property is entered via a useful entrance porch, which is open to an internal hallway with stairs rising to the first floor landing.

Sat adjacent, the kitchen is well-appointed and features a range of base and wall-mounted units complete with an island with breakfast bar, shaker style fronts and quartz effect worktops. Integral appliances include an electric hob, double ovens, dishwasher and fridge/freezer. Off the kitchen, you will find a useful utility space with further base and wall-mounted units, with a door opening to the rear garden.

The ground floor has been substantially extended to create a bright, double-aspect living space with double doors opening to the rear garden.

Completing the ground floor is a sizeable double bedroom, sitting at the front of the property, which could equally be utilised as a second reception room or dining space. This room benefits from access to an understairs storage cupboard, as well as an en suite shower room.

**First Floor**

Ascending to the first floor, you will find two spacious bedrooms and a family bathroom.

The main bedroom is a generous double, with exposed beams, a feature fireplace and countryside views. The current owners have incorporated a spacious dressing room, which in turn leads to another storage cupboard. The second bedroom also accommodates a double bed, and benefits from idyllic views across the neighbouring farmland.

The family bathroom is an excellent size, and incorporates a white, four-piece suite of corner bath, shower unit, toilet and sink.



## Rear Garden

Perhaps one of this property's best features is its extensive rear gardens; primarily laid to lawn, with a range of patio and decking areas for entertaining. The garden is bordered by mature shrubs and trees to its perimeters, and a gate towards the end of the garden gives way to a private orchard with a range of fruit trees.

A further benefit is the sizeable garden room, which is currently used as an entertaining space by the owners. Benefiting from a WC, utility area and air conditioning system, this space is incredibly flexible and would make an ideal home office, gym or studio.

## Location

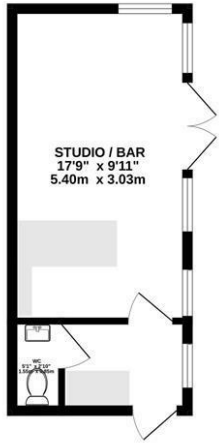
Pilning is a charming and peaceful village in South Gloucestershire, ideally positioned on the rural fringes of Bristol while offering excellent connectivity to both the city and South Wales. Surrounded by open countryside and lying close to the scenic Severn Estuary, the area provides a tranquil setting with far-reaching views and a true sense of escape from urban life.

Perfect for commuters, Pilning benefits from convenient access to the M4 motorway and the Severn Bridge, making travel towards Bristol, Newport, and beyond both quick and straightforward. Despite its excellent transport links, the village retains a relaxed, rural character, appealing to those seeking a quieter pace of life.

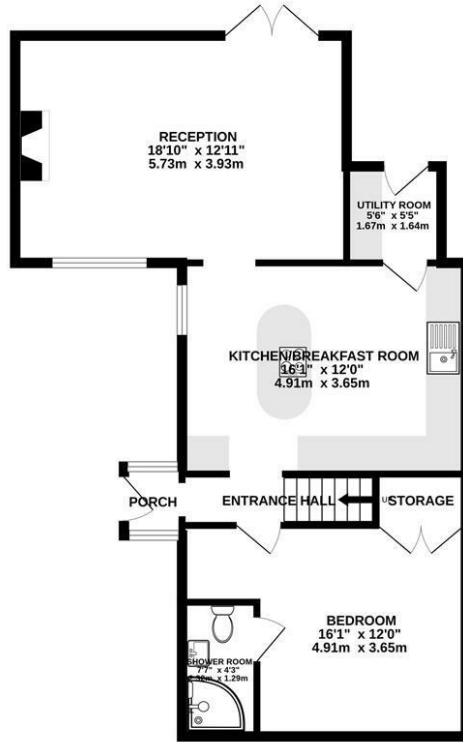
The surrounding landscape is ideal for outdoor enthusiasts, with nearby walking routes, nature reserves, and the coastline at Severn Beach offering opportunities to enjoy the natural environment.



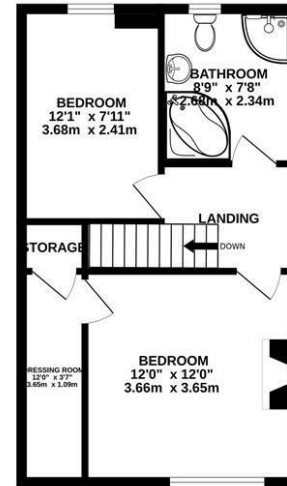
GARDEN ROOM  
226 sq.ft. (21.0 sq.m.) approx.



GROUND FLOOR  
716 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1347 sq.ft. (125.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- An extended, three bedroom family home
- Bright, double-aspect living space with double doors to the garden
- A well-appointed kitchen with breakfast bar and separate utility room
- Double bedroom with en-suite to the ground floor, which could also be used as a second reception
- Four-piece family bathroom
- Deceptively spacious rear garden, with an orchard and flexible garden room
- Ample off-street parking to the front
- Situated in an idyllic location, close to commuter links

**Guide Price:** £465,000

**Tenure:** Freehold

**Council Tax Band:** C

**EPC Rating:** F

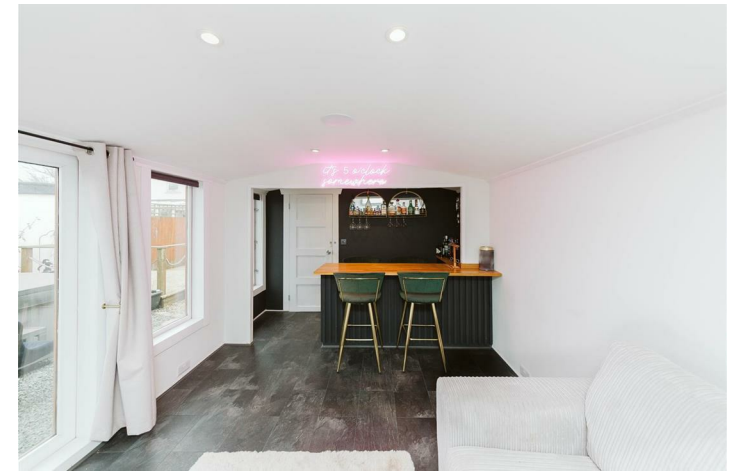
**Local Authority:** South Gloucestershire Council

**Viewing:** By appointment only.

**Contact Us:** 0117 949 9000

**Important Notice:** This information was provided at the time of instruction and may be incorrect or liable to change.

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