



MAGGS
& ALLEN

1A OLD PRIORY ROAD
EASTON-IN-GORDANO, BRISTOL, BS20 0PB
£650,000

A beautifully-presented four-bedroom detached home offering sizeable accommodation, a fantastic plot and vast potential. Located just off a quiet road in Easton-in-Gordano.

Ground Floor

Entering into a spacious entrance hall, with windows to twin-aspects creating a sense of light throughout, and a staircase rising to the first floor landing. This in turn provides access to the principal rooms. To the front of the property, a vast, bright reception room spans the width of the property and features wooden flooring throughout, a log burning stove and bi-folding doors perfectly framing the private gardens, allowing for afternoon and evening sun to flood the room.

Heading back through the hall, you will find a sleek, modern kitchen with white gloss fronts and black quartz working surfaces. Integrated appliances include a dishwasher, electric oven, grill and microwave, five ring gas hob and sink with drainer. Off the kitchen, you will find a utility room housing space for a washing machine and tumble dryer, as well as access to the rear garden.

Also on this floor is a well-appointed wet room, a study / reception / bedroom with sliding doors opening outside, as well as a large reception room with a useful kitchenette encompassing a small dishwasher, sink, microwave oven and fridge. These three rooms together offer potential for an annexe, or they can simply be used as additional receptions or bedrooms.

First Floor

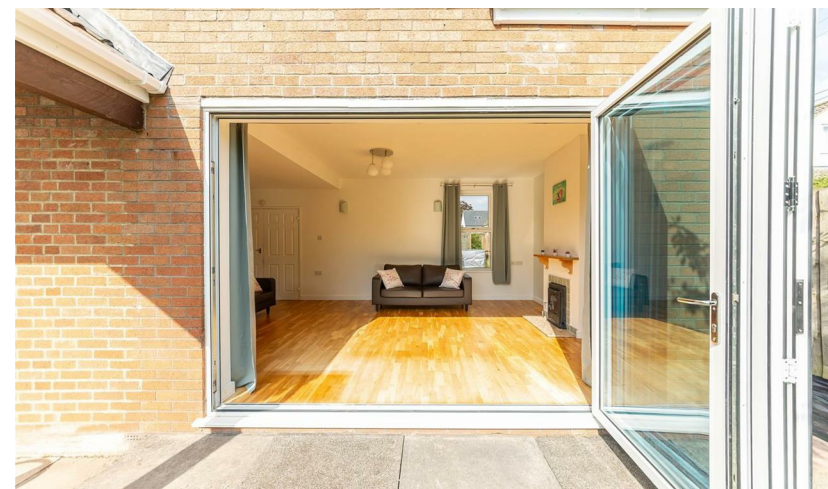
Upstairs, a generous landing provides access to four bedrooms and a family bathroom. The main bedroom is a spacious double, and is complete with fitted wardrobes and a window overlooking the rear garden. There are two further double bedrooms with vast amounts of built-in storage, as well as a fourth single bedroom which could be utilised as an office or study. The bathroom comprises a well-maintained four-piece suite of toilet, sink, bath and large walk-in shower.

Externally

Accessed via a quiet road, a driveway leads up to the property and offers parking for multiple vehicles, with an up-and-over door leading to a large tandem garage.

The property benefits from a surprisingly large plot, starting with a pleasant, westerly-facing private garden to the front of the house which is primarily laid to lawn with a patio area providing ample space to enjoy the afternoon/evening sun. At the rear of the house, there is a similarly-sized rear garden, which is laid to lawn and benefits from the morning sun.

From the rear garden, there is direct access to an expansive area of lawn complete with an outbuilding and bordered by mature trees and shrubs. This area provides fantastic potential, and could be utilised in multiple different ways. At present, it offers a beautiful, private space which would be ideal for families.



Location

Easton-in-Gordano is a picturesque village located in North Somerset, nestled within the scenic Gordano Valley and just a short distance west of Bristol. Surrounded by rolling countryside and woodlands, the village offers a charming blend of rural tranquility and easy access to urban amenities.

Historically part of the Portishead and North Weston parish, Easton-in-Gordano retains a strong sense of community with local landmarks such as the historic St George's Church, traditional pubs like The Kings Arms, and well-regarded primary schools. The nearby M5 motorway makes it a popular spot for commuters, while the abundance of walking trails, wildlife, and nearby attractions like the Avon Gorge and the Severn Estuary appeal to nature lovers and families alike.

Easton-in-Gordano is part of the larger civil parish of Pill and Easton-in-Gordano, offering both a peaceful village atmosphere and a well-connected location—ideal for those looking to enjoy the best of both rural and suburban life.

Schools

Crockerne Church of England Primary School approx. 0.3 miles

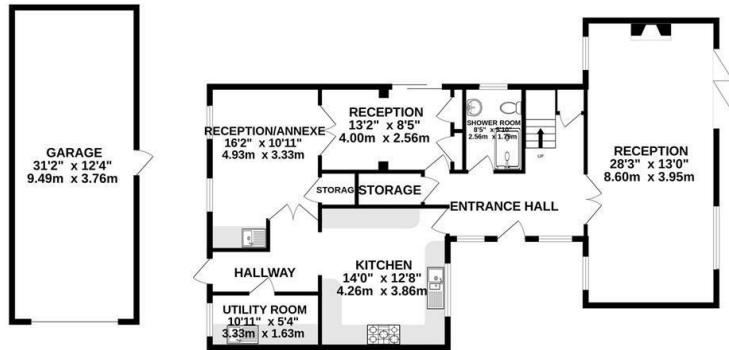
St Mary's Church of England Primary School approx. 0.8 miles

St Katherine's School approx. 0.8 miles

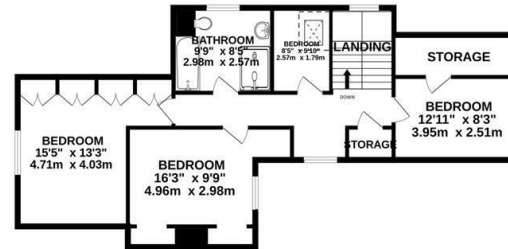
Shirehampton Primary School approx. 0.9 miles



GROUND FLOOR
1557 sq.ft. (144.7 sq.m.) approx.



1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 2343 sq.ft. (217.7 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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- Detached, four bedroom home
- Substantial plot with mature gardens and huge potential
- Three reception rooms, with potential to create an annexe
- Tandem garage, outbuilding and off-road parking
- Immaculately presented throughout
- Offering fantastic privacy, set back off a quiet road
- Within walking distance of schools and amenities

Guide Price: £650,000

Tenure: Freehold

Council Tax Band: F

EPC Rating: C

Local Authority: North Somerset 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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