



MAGGS
& ALLEN

PLOT 2, BACKWELL VIEW LONG LANE

BACKWELL, BRISTOL, BS48 3DE

£1,000,000

A brand new, high specification four-bedroom detached residence measuring approx. 2119 sq.ft.. Offering extensive outside space and stunning views of North Somerset and beyond.

The Development

Backwell View is an exclusive, gated development comprising four luxury new-build dwellings. Each of the four dwellings are uniquely designed, but all offering a quite stunning view across North Somerset, the Severn Estuary and on a clear day the hills of Monmouthshire in the distance.

The properties have been designed with ecological value and energy efficiency in mind, using sustainable materials. Roof gardens - featuring on all four properties - have been designed to continue the ecological theme and also aid rainwater retention on the site.

The development will have a mix of wild flower planting specified to maximise all-year round visual and ecological value.

Ground Floor

The front reception room is perhaps the highlights, offering a panoramic view through floor-to-ceiling windows of North Somerset and beyond. Natural light floods the space and this is accentuated by the high pitch ceiling. From the reception room is access to a large, private terrace offering equally superb views.

The kitchen/diner will be fitted with a high spec kitchen comprising a range of base and wall-mounted units, integrated appliances and marble worktops.

Completing the ground floor is a stunning hallway and a WC.

Lower Ground Floor

Each of the four bedrooms can be found on the lower ground floor, comprising two larger rooms and two smaller. Two bathrooms fitted with a stunning choice of fixtures and fittings are also located on this level, along with three sizeable cupboards.

Accessible directly from the lower ground level is a private patio, in turn leading to the wildflower garden.

Please note some imagery comprises the use of AI and CGI to reflect the final product.

Schools

Backwell Church of England Junior School - Distance: 0.96 miles

West Leigh Infant School - Distance: 1.29 miles

Backwell School - Distance: 1.31 miles

The Downs Preparatory School - Distance: 4.35 miles

Location

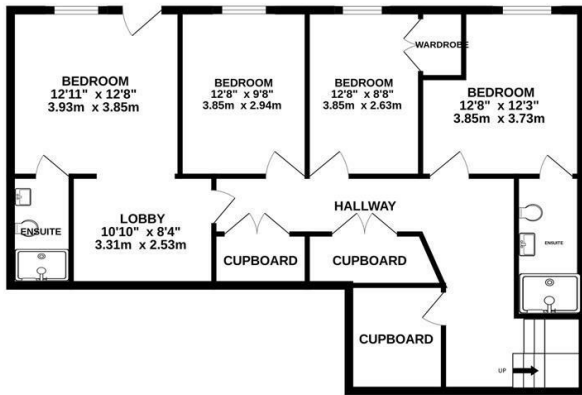
Located 7 miles outside Bristol and with direct trains from Nailsea & Backwell Train Station, the village of Backwell is a south-after location offering convenience for commuters and an abundance of stunning countryside offering impressive walks, including Backwell Lake.

Within the area there are a number of highly regarded state schools, as well private schools within close proximity. This along with the wonderful community offered by Backwell means it is an area popular with families.

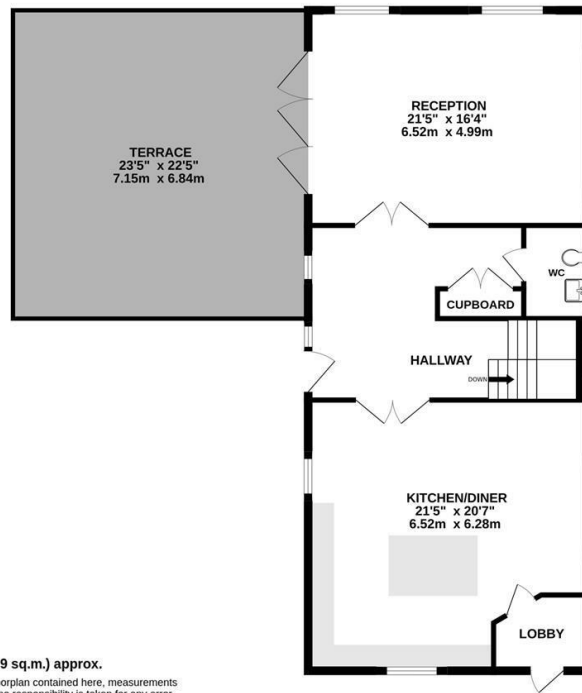
[If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.](#)



GROUND FLOOR
1050 sq.ft. (97.5 sq.m.) approx.



1ST FLOOR
1069 sq.ft. (99.4 sq.m.) approx.



TOTAL FLOOR AREA : 2119 sq.ft. (196.9 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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- A brand new, four-bedroom detached property
- Superb, light-filled living spaces
- Large westerly-facing terrace
- Part of gated development gated of four bespoke designed dwellings
- Two bathrooms and a separate WC
- High spec fixtures and fittings
- Stunning panoramic views offered of North Somerset
- 10 year new build warranty
- Parking for multiple vehicles

Guide Price: £1,000,000

Tenure: Freehold

Council Tax Band:

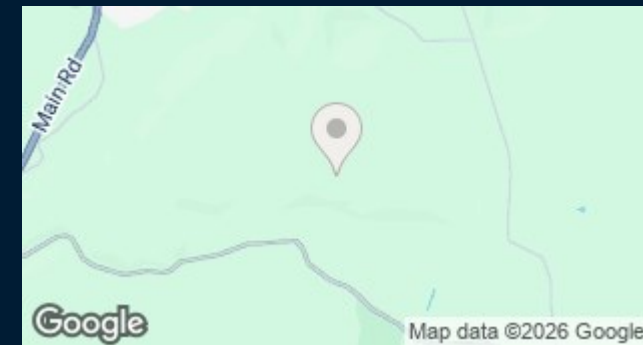
EPC Rating:

Local Authority: North Somerset

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. Please contact the office to confirm any details.





BACKWELL VIEW



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