



CASTLE VIEW HILL LANE,  
WESTON-IN-GORDANO, BS20 8PY

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GOODMAN  
& LILLEY







# CASTLE VIEW HILL LANE

## WESTON-IN-GORDANO BS20 8PY

GUIDE PRICE £925,000

A detached family home offered to the market place in exemplary order throughout, providing the modern family good sized versatile living accommodation. The property has undergone an extensive programme of extensions and renovation by the current owners over recent years to provide beautiful, contemporary living space arranged over three floors.

On entering the home you're greeted with a spacious entrance hall complete with oak flooring and L.E.D downlighting, a great first impression. A boot room and utility room are located off of the entrance hall making full use of the space. A staircase rises up to the first floor landing and then opens out to the most impressive open-plan (38 Ft x 17'3") kitchen/Living/dining room ideally suited for modern living. The kitchen beautifully interconnects with the living space, light and airy in its appearance, fitted with a comprehensive range of quality, white high gloss wall and base units with expansive island unit finished with Quartz work surfaces over. The kitchen is fully equipped with all the integrated appliances you'd expect with a kitchen of this quality, appliances include 'Neff' electric fan assisted pyrolytic ovens, induction hob and a 'Neff' dishwasher. The living/dining room also features bi-folding doors which neatly open to the sun terrace which brings the outdoors, inside. The landing provides access to four bedrooms all of which are double bedrooms and are served on this floor by a shower room and family bathroom. A family room is also present on this level which is currently used as a games room.

A staircase rises to the second floor landing with access to the spacious master bedroom suite which features a dressing room and a wonderful, spacious four piece en-suite reminiscent to a boutique hotel. A bedroom/study completes the internal accommodation which approaches nearly 3000 SQ FT.

The rear garden enjoys a southerly orientation and is laid predominantly to lawn which is of a generous nature providing the ideal space for children to run free in. The sun terrace is conveniently accessed from the Family Room via the bi-folding doors and offers a sunny aspect for those who love to dine alfresco in the warmer summer months. A driveway offers ample off road parking for numerous vehicles and is secured by a five bar gate.

Having sold a number of properties in the village, Goodman & Lilley anticipate a good degree of interest due to its location and the accommodation on offer. Call us today on 01275 430440 / sales@goodmanlilley.co.uk and talk with one of our property professionals to arrange an internal inspection.

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: G

Services: All mains services connected.

### Accommodation Comprising:-

#### Entrance Hall

Secure uPVC front door and obscured window combination opening to the entrance hall, light and airy in its appearance with oak hand rail and balustrade stair case rising to the first floor, oak flooring, radiator, under stairs storage cupboard, L.E.D recessed ceiling down lighting, oak door to Store Room.

#### Boot Room

With oak flooring, uPVC double glazed window to the side aspect, door to:-

- Detached Family Home
- South Facing Garden
- Desirable Village Location
- Viewings By Strict Appointment

#### Utility Room

6'3" x 5'5"

Utility cupboard with plumbing for a washing machine and tumble dryer, chrome heated towel radiator.

#### First Floor Landing

Open to the landing with Oak hand rail and balustrades to the second floor landing, uPVC double glazed window with plantation shutters to the front aspect, uPVC double glazed door to side, recessed ceiling down lighting, oak doors opening to:-

#### Open Plan Kitchen/Living/Dining Room

38'0" x 20'8" narrowing to 17'3"

A stunning, expansive entertaining space ideally suited to cater for modern family living with a wonderful open-plan Kitchen/Living/Dining Room (21'4" x 20'8") which really is the hub of the home. The Kitchen area resides to the front elevation of the property with a large uPVC double glazed window with plantation shutters flooding this space with natural light.

The kitchen (17'3" x 12'11") is fitted with a comprehensive range of white, modern high gloss wall, base and drawer units with Quartz work surface over, large island & breakfast bar with base and drawer units with the continued theme of Quartz work surfaces, inset one and a half bowl sink with mixer tap, integrated appliances include a electric fan assisted double oven, Neff induction hob with extractor hood over and Neff dishwasher. The kitchen area has L.E.D recessed ceiling down lighting and oak flooring. The family and dining area reside to the rear elevation of the property and features uPVC double glazed bi-folding doors with the plantation shutters that open up to the sun terrace which brings the outside, inside. Two Velux windows floods this space with natural light, oak flooring, TV point.

- Five Double Bedrooms
- Versatile Accommodation
- Approaching 3000 SQ FT

#### Bedroom Five

13'4" x 10'3"

uPVC double glazed window to the front and side aspects, plantation shutters to the front, radiator, built-in wardrobes, storage cupboard.

#### Family Room

11'6" x 10'3"

Two uPVC double glazed windows to the side aspect, radiator, TV point.

#### 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, ceramic tiled floor, extractor fan, underfloor heating.

#### Family Bathroom

Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin, deep panelled bath with mixer tap, fully tiled, shaver point, extractor fan, L.E.D down lighters, recessed shelves.

#### Bedroom Four

13'3" x 10'2"

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

#### Bedroom Three

13'3" x 10'3"

uPVC double glazed windows to the side aspect, range of built-in wardrobes, radiator, access to roof space via loft hatch.

#### Bedroom Two

17'9" x 10'3"

uPVC double glazed window to the rear aspect overlooking the rear garden, radiator, built-in wardrobes.

- Master Bedroom Suite
- Approximately 1/3 Acre Plot
- Impeccably Presented







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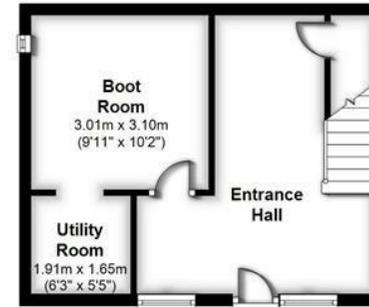
### First Floor

Approx. 168.9 sq. metres (1818.2 sq. feet)



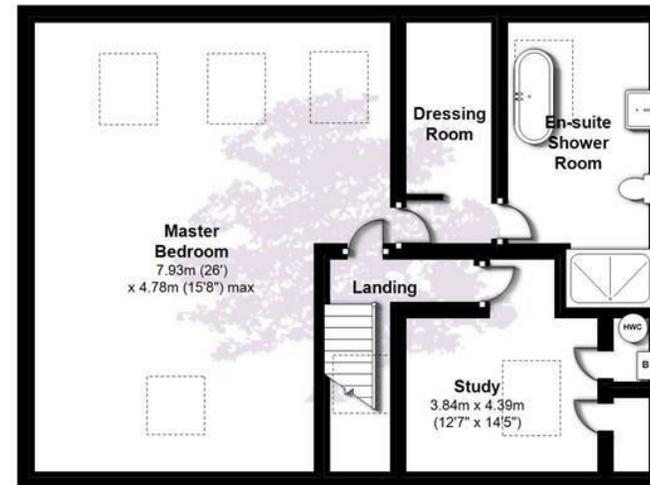
### Ground Floor

Approx. 29.0 sq. metres (311.9 sq. feet)



### Second Floor

Approx. 77.5 sq. metres (834.3 sq. feet)



Total area: approx. 275.4 sq. metres (2964.4 sq. feet)

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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