



26 HOME FARM WAY,
EASTER COMPTON, BS35 5SE

**GOODMAN
& LILLEY**







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EASTER COMPTON BS35 5SE

GUIDE PRICE

£720,000

An immaculately presented detached four bedroom family home (over 2,000 sq ft) situated in a highly regarded cul-de-sac position in the heart of this popular village. Set in a highly convenient location for Cribbs Causeway and the M4/M5 corridor, both just 2.3 miles away.

A beautifully presented family home with superb rear outlook that must be seen to be fully appreciated. Book your viewing today on 0117 2130777 or email us at henleaze@goodmanlilley.co.uk

Council Tax Band - F

Local Authority - South Gloucestershire Council

Summary of Accommodation

When entering this delightful family home you are instantly greeted by a sizable and welcoming entrance hall with quality oak glass doors providing access to the adjacent cloakroom WC, sizable dual aspect living room with open fire, snug/home office, quality fitted kitchen/breakfast room with a wide range of built in appliances, neighboring utility room and a vast glass dining/family room which stretches across the back of the whole ground floor of the property and open to the delightful rear gardens and also enjoy's delightful far reaching views over the adjoining farmland to the rear. The first floor offers four good sized bedrooms and re-fitted en-suite to the master and re-fitted family bathroom.

Location

Easter Compton is a village in the civil parish of Almondsbury, South Gloucestershire, England. It is situated at the bottom of a hill (known as Blackhorse Hill) near Junction 17 of the M5 Motorway on the B4055. The village is only 1.5 miles away from the busy Mall shopping and leisure complex at Cribbs Causeway. There is a pub (The Fox), a post office (open Monday/Wednesday/Friday in the mornings and based in the village hall), Methodist chapel, and a playing field (including skate park). It is served by the church of Compton Greenfield, as well as the chapel in the village. The B4055 road leads to Pilning, Redwick and Severn Beach. The National Cycle Network runs through the village on its way to the Severn Bridge by which it is possible to enter Wales on foot or bicycle. There are some walks locally which give great views of the surrounding countryside, especially from the top of Spaniorum Hill. Each year in June, the village holds a carnival.

Accommodation

Ground Floor

Entrance Hall

Via double glazed front door, obscure double glazed floor to ceiling window to front, radiator, coved ceiling, stairs to first floor, attractive glass oak doors to principle rooms.

Cloakroom WC

Modern white low level WC and wash hand basin with vanity units below, obscure double glazed window to side, radiator, coat hooks.

Sitting Room

23'8 x 11'11
Dual aspect room with double glazed window to front, wooden fireplace with inset open fire, two radiators, coved ceiling, bi-folding oak glass doors to -

Dining / Family Room

22'4 x 10'5
A delightful room full of natural light with floor to ceiling double glazed Apex overlooking the rear garden with stunning far reaching views over the rear garden and open farmland beyond, double glazed sliding doors, ample space for dining and living areas.

Snug / Home Office

10'2 x 7'9
With access from both the entrance hallway and the living / dining room, radiator.

Kitchen / Breakfast Room

17'9 x 10'1 max
A wonderful space with room for a breakfast table and a modern fitted kitchen, with ample storage, integrated appliances, induction hob, sink, work surfacing, inset spot lighting, tiled effect flooring, radiator and double glazed windows to the side and wonderful rear aspects. Door to:

Utility Room

10'3 x 6'4
Fitted with matching wall and base storage, work surfacing over, sink unit, plumbing for washing machine and space for a tumble dryer, tiled effect flooring, double glazed door to the side.

First Floor

Landing

A great central landing with ample light from a double glazed window to the front, built in airing cupboard, doors to:

Master Bedroom

12'8 x 10'5
Double glazed window to the rear with outstanding views over the open countryside, radiator, built in wardrobe, door to:

En Suite Shower Room

Re fitted to a high standard the shower room offers underfloor heating, a walk in shower, wash basin, concealed cistern wc and bidet. Attractively tiled walls and floor, heated towel rail/radiator, double glazed window to the side.

Bedroom Two

13'7 x 12'0 max
Double glazed window to the outstanding rear aspect, radiator, built in wardrobe.

Bedroom Three

12'0 x 7'10
Double glazed window to the front aspect, radiator, built in wardrobe.

Bedroom Four

9'5 x 8'3
Double glazed window to the outstanding rear aspect, radiator.

Bathroom

Re fitted to a high standard with underfloor heating, jacuzzi bath, shower fitted over, wash basin, low level wc, attractively tiled walls and floor, heated towel rail/radiator, skylight window.

Outside

Front Garden

The property is set back a little from the road and as such enjoys a decent frontage with front lawn, paved pathway and tarmac driveway leading to the double garage and offering parking for at least 2/3 further vehicles in front, side pathway to side garage and property entrances, refuse storage area, outside water tap.

Rear Garden

The rear garden has two sizable outside seating areas with a block paved patio adjacent to the kitchen and dining room, decent sized lawn and then a further paved patio to the rear which in take in the delightful views over the adjoining open farmland, with well stocked flower and shrub borders to the right boundary.

Double Garage

16'10 x 16'1
The double garage has double metal up and over doors to front, power, lighting, utility area, wall mounted boiler, electric wall mounted fuse box, double glazed window and door to the side.



- Immaculately Presented Detached Family Home
- Dining/Family Room Stretching Across The Whole Of Ground Floor Opening To The Garden
- Downstairs Utility Room & Cloakroom WC
- Driveway Parking & Double Garage
- Four Bedrooms (Master En-Suite)
- Home Office / Snug
- Modern Family Bathroom WC
- Dual Aspect Sitting Room With Open Fire
- Kitchen/Breakfast Room
- Superb Front & Rear Gardens



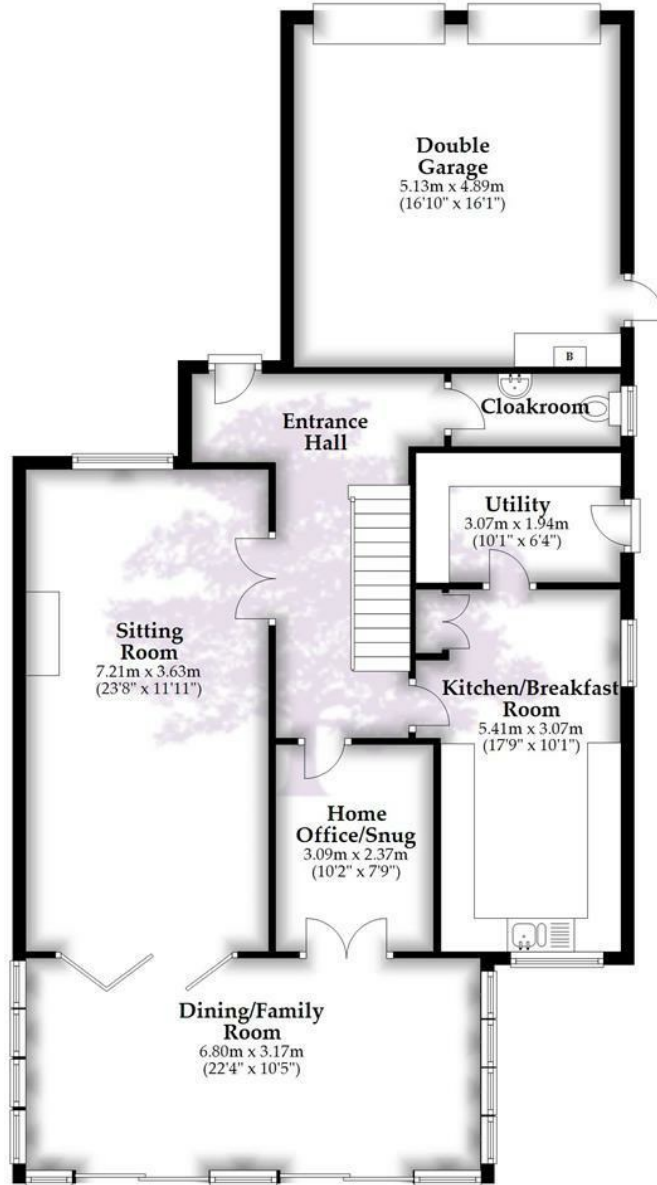


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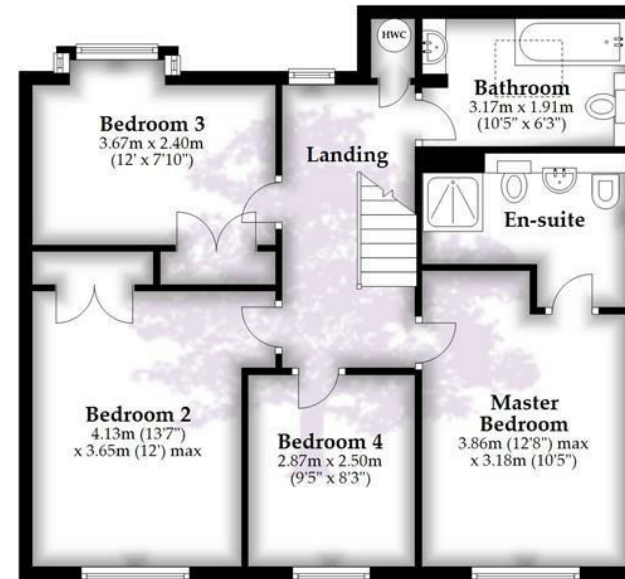
Ground Floor

Approx. 121.2 sq. metres (1304.1 sq. feet)



First Floor

Approx. 68.4 sq. metres (736.3 sq. feet)



Total area: approx. 189.6 sq. metres (2040.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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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