



Oakwood

5 Manor Way, Failand, Bristol, BS8 3UY

 **RUPERT
OLIVER**
property agents



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A beautifully refurbished four-bedroom family house on a quiet sought-after no-through-road in the heart of Failand village; with generous off-street parking, a garage and well established front and rear gardens.

Fabulous four bedroom detached family house | Deep front garden and enclosed rear garden | Generous off-street parking and an integrated garage | Full depth sitting room | Superb family kitchen, dining and family room | Garden room | Utility room and a separate cloakroom | Bedroom one with an en-suite shower room | Three further double bedrooms and family bathroom | No onward chain | EPC: F

Situation

Failand is a sought-after village just over 3 miles west of Clifton village and circa 3.8 miles east of J19 of the M5; with Nailsea & Backwell Train Station (direct trains to London and Bristol Temple Meads) just over 10 mins drive away.

The village, complete with a popular pub and village shop & café provides the perfect backdrop for families looking to live beyond the hustle and bustle of Bristol yet be closely connected to its superb amenities – with open countryside on the doorstep and walks across to National Trust woodland, the Tyntesfield Estate and Belmont Woods for mountain biking and walking trails.

Bristol is renowned for its schooling and many parents local to Failand have children at leading Bristol independent schools such as The Downs, Butcombe Prep and Sidcot; as well as Clifton College, Clifton High School, Bristol Grammar School, QEH, Redmaids and Badminton School for Girls. The house is also within catchment for both Backwell and Nailsea Secondary Schools.

Close to the house are several leading local golf courses, such as The Bristol & Clifton and The Long Ashton golf clubs, as well as a David Lloyd gym and racquets centre in nearby Long Ashton.

For Sale Freehold

5 Manor Way is a charming detached family house, situated on a sought-after quiet no-through-road in the heart of Failand village.







Over the past few years the owner has sensitively yet significantly refurbished the property; including reconfiguring and enlarging the kitchen to create a superb family space; as well as fitting two new bath / shower rooms, a utility room, cloakroom and redecorating throughout. Similarly, all the windows have been replaced with double glazing in 2022 along with a new electric garage door.

The result is a relaxed and extremely versatile family home over just two floors, enclosed within its own very manageable gardens and enjoying an "indoor / outdoor" lifestyle.

Set back comfortably from the road the parking is superb; with a large area of gravelled driveway allowing parking for multiple vehicles, paved parking for two further vehicles and an integrated single garage with plenty of additional space for bikes and storage.

To the side of the south side of the house double gates open up to provide additional storage; an ideal space for a trailer, dingy or, subject to consent, create an additional covered parking space.

Inside, a useful porch provides plenty of space to shake off coats and boots, opening into a welcoming entrance hall; with a fitted cloakroom / w.c to the rear and useful understairs storage.

Flanking the hall is a fabulous family sitting room, running the full depth of the house and flooded with natural light. A feature fireplace with a coal-effect gas fire below give a focal point and winter warmth, whilst glazed sliding doors open up to the light-filled garden room & conservatory, with French doors leading out into the garden.

To the other side of the hall is the superb open-plan family kitchen, dining and family room. This too stretches the full depth of the house with views over the front and rear gardens, and has been sensitively extended into the garage to create a wonderfully useable footprint.

The kitchen has been stylishly finished with an expanse of quartz worktops, central island with a breakfast bar and lots of fitted storage as well as a large Rangemaster cooker, integrated dishwasher, double Belfast sink and space for a double fronted American style fridge and freezer unit.

To the opposite side of the kitchen is a double fronted larder cupboard creating a useful "breakfast bar" flanked by additional wooden work tops.

From the kitchen there is direct access out into the garden via glazed French doors, as well as into a fully fitted utility room with further storage, sink and space and plumbing for a washing machine and dryer.

The utility also gives access into the integrated garage, with its double fronted roller door. With a concrete floor, power and light this provides plenty of space to park a car, whilst still retaining room for all the bikes, camping equipment, sports kit etc. a family might wish for.

Upstairs lie four double bedrooms, one to each corner of the house.





Bedroom one is a great size with lovely open views over the front garden with its mature oak trees and distance back from the road. There is plenty of room for free standing wardrobes and access into a well-appointed en-suite shower room; with an enclosed corner shower, wash basin, w.c, heated towel ladder and opaque casement window.

To the front is a further double bedroom, whilst to the rear are two further double bedrooms overlooking the garden.

These share a generous family bathroom fitted with a panelled bath with an integrated shower above, w.c and vanity basin as well as a heated towel ladder and opaque casement window for natural light and ventilation.

From the landing there is a access to a useful fitted linen cupboard, as well as hatch & ladder access to the part-boarded loft space above.

Outside

Oakwood is set comfortably back from the road, with a deep front garden softly landscaped and dotted with mature Oak trees and planted borders.

There is a shared access to the top of the drive to a neighbouring property, with everything else being solely accessible and private use to No. 5.

This presents a huge expanse of off-street parking; part gravelled drive and part paved hard-standing with access to the garage and, to the other side of the house, double gates to the side and rear of the house. Additionally there is a gated pedestrian access from the garage side.

The front garden catches much of the days sun, a great spot for a morning coffee or breakfast, with the midday and afternoon sun swinging around to the rear garden.

This space is fully enclosed and accessible from both the rear of the house (via the garden room and kitchen) and directly from the front drive.

With a deep paved terrace spilling out from the rear of the house it is a lovely spot for outdoor dining and cooking, with shallow steps down to a level lawn. This provides plenty of space for families of all ages and size, with a further gravelled terrace catching the last of the day's sun.

Services

Mains electricity, water and drainage. LPG fired boiler.

Local Authority

North Somerset Council: 01934 888 888

Council Tax Band: H

Directions: Post Code BS8 3RU

Viewing: Strictly by appointment with Rupert Oliver Property Agents



Manor Way, Failand, Bristol BS8 3UY

Approx. Gross Internal Area

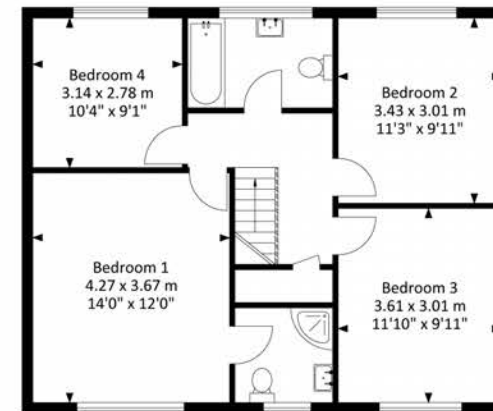
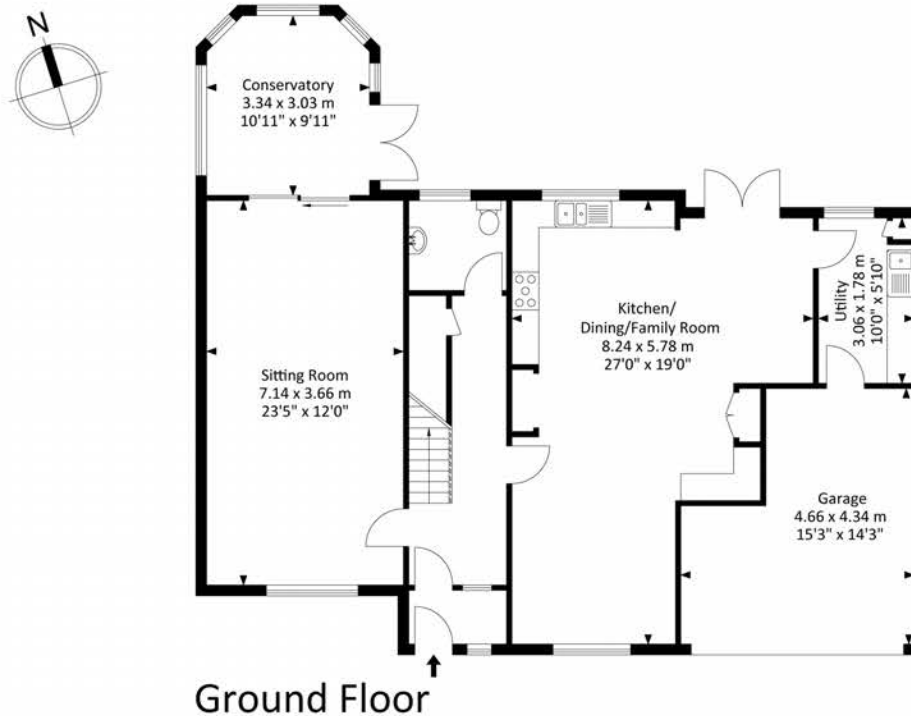
1696.4 Sq.Ft - 157.6 Sq.M

Garage

182.3 Sq.Ft - 16.9 Sq.M

Total Area

1878.7 Sq.Ft - 174.5 Sq.M



For illustrative purposes only. Not to scale.
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.