



Willow Lodge, 1 Station Road, Flax Bourton

Guide Price £679,000



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Willow Lodge, 1 Station Road

Flax Bourton, Bristol

An Immaculate 4-Bedroom Detached Home in Flax Bourton with No Onward Chain

Willow Lodge is a beautifully presented family home, built just 16 years ago and offered for sale with no onward chain. Situated in the highly sought-after village of Flax Bourton, this delightful property perfectly balances countryside living with the convenience of easy access to Bristol. Just a short walk from the well-regarded Flax Bourton Primary School, it's an ideal choice for families. The property is being sold with no onward chain.

Step inside and you're greeted by a bright and spacious entrance hallway. To the left, the elegant lounge spans the full depth of the house, featuring large front-facing windows, French doors leading to the garden, and a cosy log burner — creating a welcoming space for both summer gatherings and winter evenings.

To the right, discover an impressive open-plan kitchen, dining, and family area. The sleek kitchen boasts white cabinetry, quartz worktops, integrated appliances, and a convenient breakfast bar. There's ample room for formal dining, while a relaxed seating area offers a great spot to unwind. The kitchen also provides access to the garden, along with a practical utility room and a separate storage space.

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At the rear, a bright conservatory offers a tranquil space to enjoy views of the beautifully landscaped garden.

Upstairs, four well-appointed bedrooms await. The main bedroom is a standout, complete with a dressing area and stylish en-suite bathroom. A modern family bathroom serves two further double bedrooms and a generously sized single room. The upstairs rooms feature charming vaulted ceilings, adding character without compromising space.

Externally, the property provides parking for several vehicles at the front. The rear garden is a beautifully landscaped retreat, featuring a patio area, raised lawn, well-tended borders, and a variety of plants and shrubs. A garden shed and convenient side access complete this charming outdoor space.

This much-loved home offers a superb combination of comfort and lifestyle, making it perfect for families seeking village charm with excellent city connections.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



Hallway

19' 0" x 5' 7" (5.80m x 1.70m)

Lounge

18' 8" x 11' 10" (5.70m x 3.60m)

WC

5' 11" x 2' 11" (1.80m x 0.90m)

Kitchen/Family Room

25' 11" x 9' 6" (7.90m x 2.90m)

Dining Room

12' 2" x 7' 7" (3.70m x 2.30m)

Conservatory

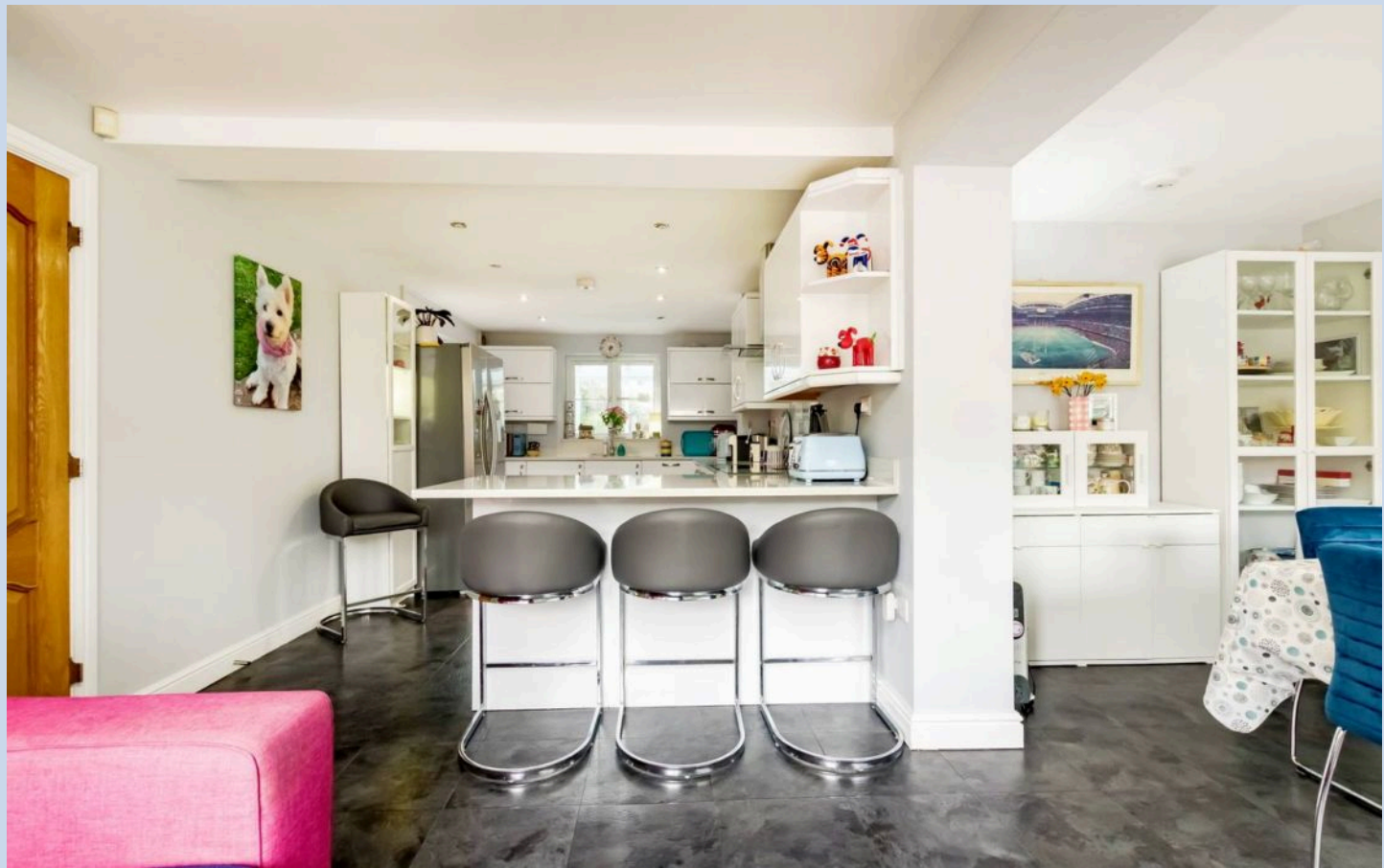
6' 7" x 14' 1" (2.00m x 4.30m)

Utility Room

7' 10" x 6' 7" (2.40m x 2.00m)

Store

4' 7" x 7' 10" (1.40m x 2.40m)





Landing

Bedroom 1

17' 1" x 11' 2" (5.20m x 3.40m)

En-suite

6' 11" x 6' 2" (2.10m x 1.88m)

Bedroom 2

9' 10" x 11' 10" (3.00m x 3.60m)

Bedroom 3

8' 6" x 11' 10" (2.60m x 3.60m)

Bedroom 4

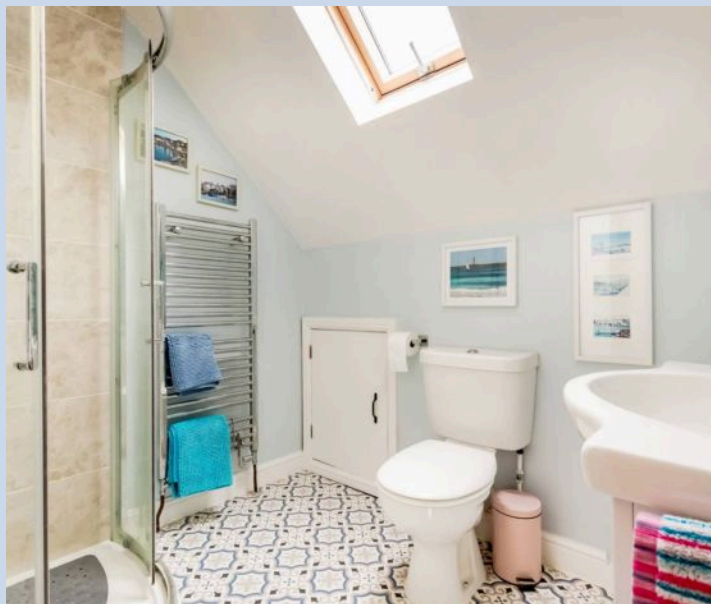
7' 7" x 8' 2" (2.30m x 2.50m)

Bathroom

5' 3" x 7' 3" (1.60m x 2.20m)

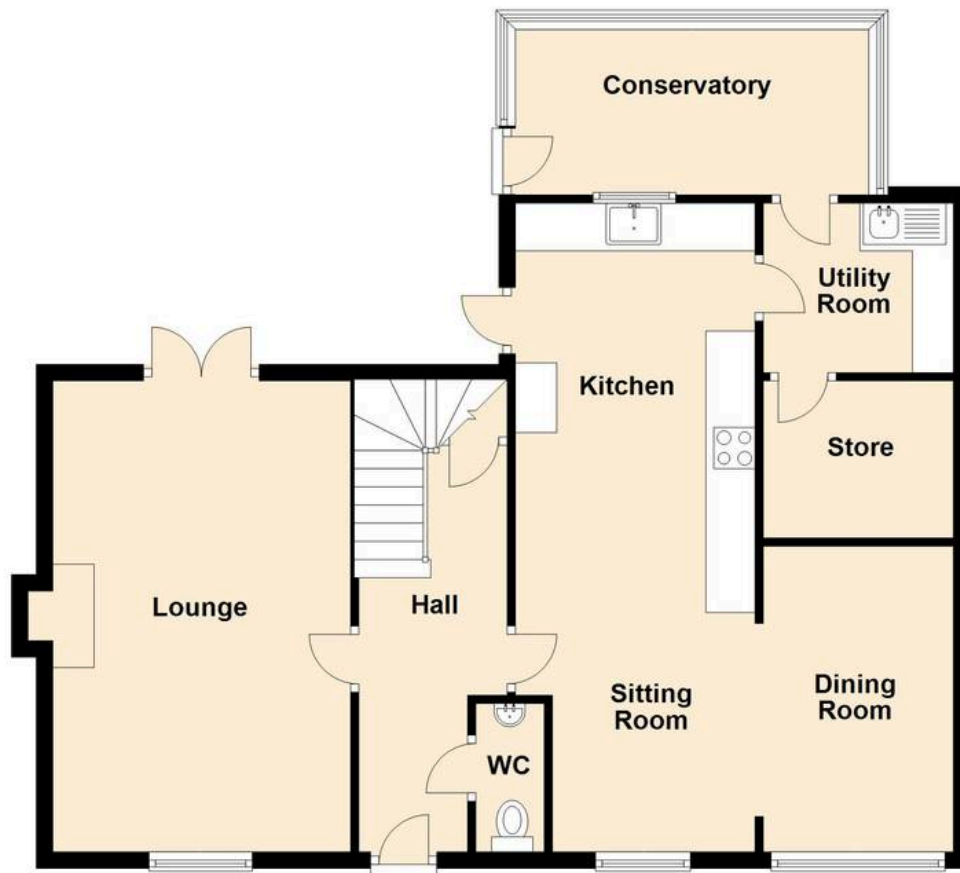
Flax Bourton:

The village of Flax Bourton lies just five miles southwest of Bristol, making it an ideal location for commuters. It boasts a vibrant community with plenty of amenities, including a village hall, a historic church, a beautifully maintained cricket pitch and a selection of walks on your doorstep. This sought-after village is particularly appealing to families. Education is well-catered for, with Flax Bourton Church of England Primary School recently earning an outstanding rating from Ofsted. The village also falls within the catchment area for the highly regarded Backwell Secondary School. For those who love the outdoors, Flax Bourton offers abundant recreational opportunities, including scenic walking, cycling, and horse-riding routes through miles of bridleways, public footpaths, and vast stretches of countryside right on the doorstep.

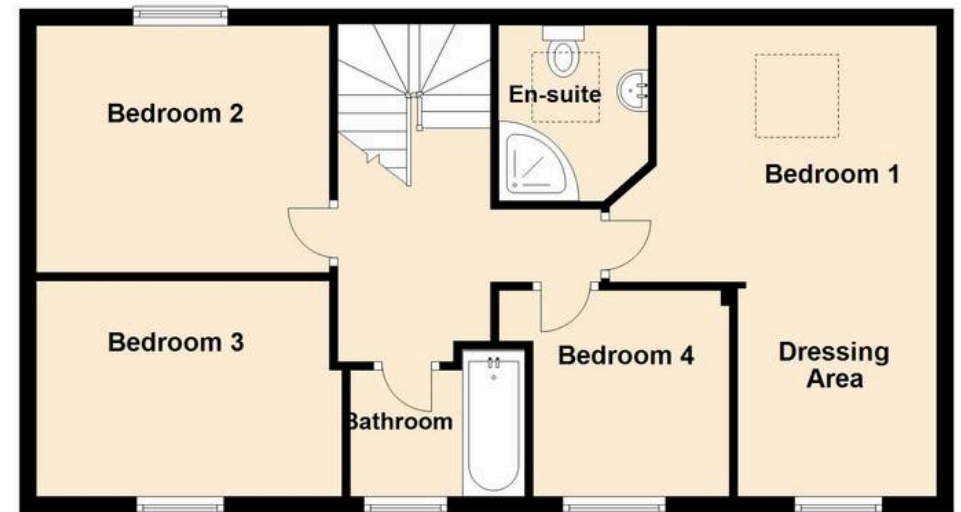




Ground Floor



First Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

Willow Lodge, 1 Station Road, Flax Bourton



Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

