



**Linden House, 78 Rosemount Road, Flax Bourton**

**Guide Price £825,000**



**Parker's**

Estate Agents & Property Lettings





## Linden House, 78 Rosemount Road

Flax Bourton, Bristol

Linden House is situated in the sought-after Farleigh Green development. This charming stone-built house, complete with an attractive canopy over the front door, bay-fronted façade, porthole windows, and a pretty front garden, offers everything a perfect family home requires. Upon entering, the entrance hall features a central staircase. To the front, there is a study with a bay window, ideal for working from home. Beyond, through double doors, you'll find a cosy lounge with French doors opening onto the garden, perfect for enjoying sunny summer days.

To the left, a separate dining room offers versatility—it could be used as another reception room, a children's playroom, or adapted to suit your needs. The kitchen/diner is truly the heart of the home. As you enter the dining area, with its large bay and French doors leading to the rear garden, natural light floods the space. To the left, a well-equipped kitchen with a range cooker and a window overlooking the pretty garden creates a delightful atmosphere. A utility room with side access is conveniently located just behind. There is also a downstairs WC, adding extra convenience for guests and family alike.



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The central staircase leads to a spacious landing, where a window directly ahead provides breathtaking views of the garden and the open fields beyond.

Upstairs, there are four generously sized bedrooms. The main bedroom boasts dual-aspect windows, built-in storage, and an ensuite bathroom. Two other double bedrooms also feature built-in storage, with one offering an ensuite and lovely views. A fresh and bright family bathroom completes the upper floor.

Externally, a side stable gate provides ample parking alongside a double garage. Tucked behind is a discreet garden shed. The rear garden is exceptionally pretty and a haven for wildlife, featuring a patio, lawn, well-maintained borders, and a variety of mature plants, shrubs, and trees—all enhanced by stunning, uninterrupted views of the surrounding fields.

This splendid family home is situated in a peaceful location, with a village green, children's park, and easy access to the Exhibition cycle path. Excellent schools and convenient routes to Bristol make this an ideal choice for families.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D





## Hall

### Sitting Room

17' 9" x 12' 10" (5.40m x 3.90m)

### Kitchen/Garden Room

12' 10" x 22' 4" (3.90m x 6.80m)

### Dining Room

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

### Study

7' 10" x 13' 1" (2.40m x 4.00m)

### Cloakroom

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

### Utility Room

5' 3" x 5' 11" (1.60m x 1.80m)

### Landing

### Bedroom 1

16' 5" x 11' 6" (5.00m x 3.50m)

### En-suite

8' 2" x 5' 11" (2.50m x 1.80m)

### Bedroom 2

10' 2" x 10' 10" (3.10m x 3.30m)

### En-suite

3' 3" x 7' 3" (1.00m x 2.20m)

### Bedroom 3

11' 10" x 10' 10" (3.60m x 3.30m)

### Bedroom 4

8' 2" x 10' 6" (2.50m x 3.20m)

### Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)







## GARDEN

### REAR GARDEN

#### Off street

3 Parking Spaces

#### Double garage

2 Parking Spaces

## Flax Bourton:

Located just five miles southwest of Bristol, Flax Bourton is a serene village that offers a tranquil escape with its picturesque countryside. Its convenient location is a boon for commuters, and the close-knit community, complete with a village hall, church, and children's park, makes it an attractive destination for families. The village boasts remarkable educational opportunities, including the Flax Bourton Church of England Primary School, known for its outstanding Ofsted rating, and falls within the catchment area for the prestigious Backwell Secondary School. Nature lovers can explore woodlands and the nearby Tyntesfield Estate, while there are numerous recreational opportunities with bridleways, public footpaths, cycle paths and extensive open countryside. With excellent connectivity to Bristol, the M4 and M5 corridors, and Bristol Airport, Flax Bourton is the ideal place for families, offering charm, scenic beauty, and a welcoming atmosphere.



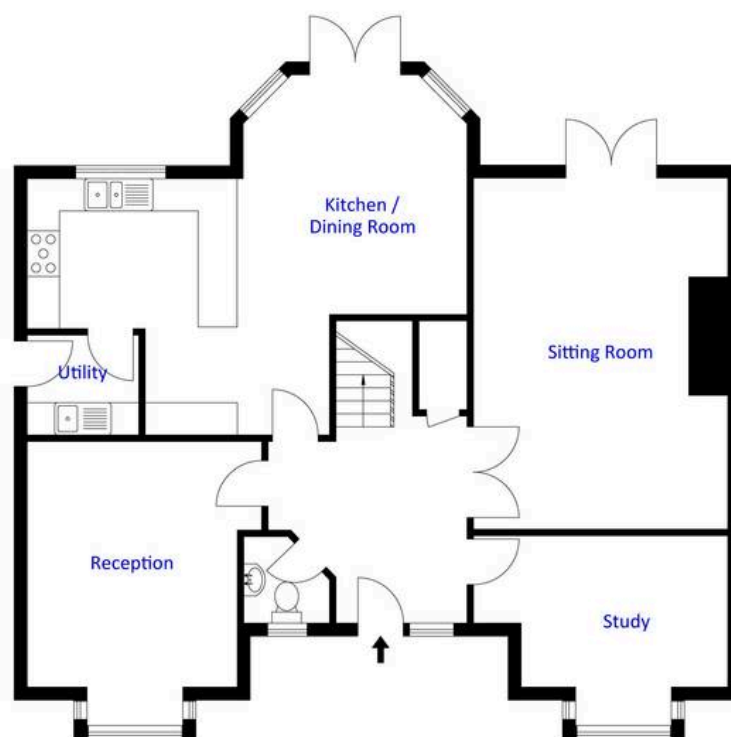




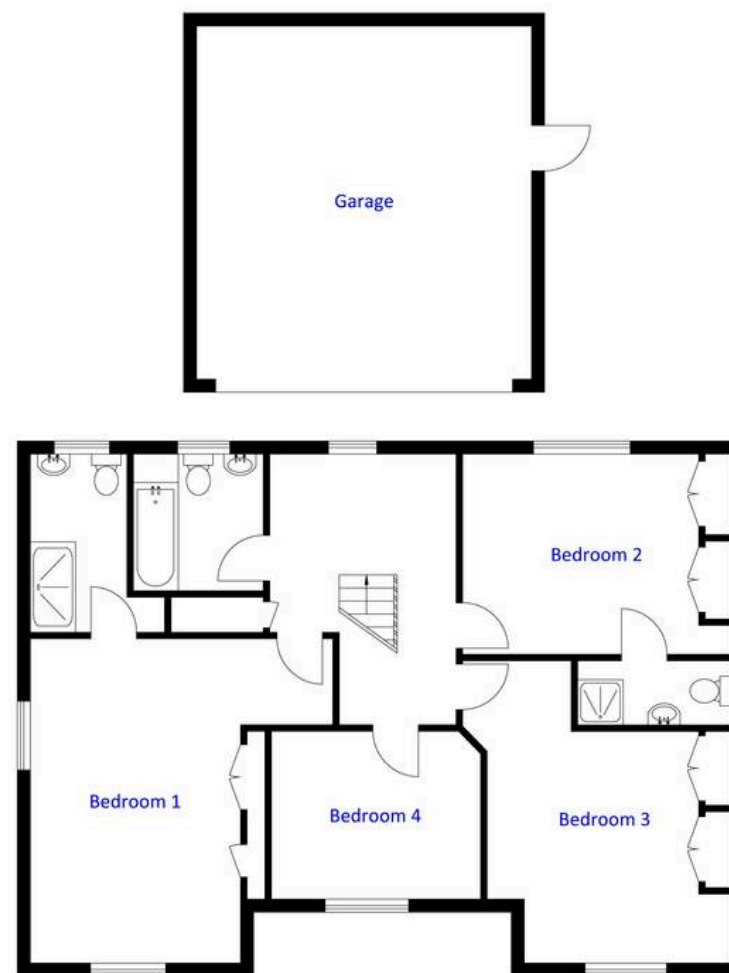


# 78 Rosemount Road, Flax Bourton

Approx. Gross Internal Area  
2092.80 Sq.Ft - 194.40 Sq.M  
(Total area includes garage)



Ground Floor



First Floor

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.



## 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.

