



21 Home Farm Way, Easter Compton, BS35 5SE

GUIDE PRICE £715,000

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PROPERTY OVERVIEW

A nicely presented 4-bedroom, executive style detached family home in the popular village of Easter Compton, BS35. The property offers superb living spaces that are light and airy, 4 double bedrooms (2 with en-suite), a family bathroom, beautiful rear garden that is south-westerly facing, perfect for afternoon/evening sunshine as well as off-street parking and a double garage. A fantastic home that would suit a range of buyers.

This wonderful, detached family home is situated in a popular village location and really does tick all the boxes! The property is tucked away and well set back from the road and features an attractive front garden, with a secluded southerly facing mature rear garden, double garage with electric doors and ample parking on the driveway to name just a few of the reasons to view this well cared for home.

Arranged over two floors, the entrance hall is particularly pleasing, with the staircase a great focal point and access to downstairs cloakroom. The comfortable sitting room enjoys front aspect with door to the dining room which then leads into the conservatory. There is a further reception room/study with built in desk and shelving. The kitchen offers a range of wall and base units, worktops and some integrated appliances with a super view across the garden plus access to the double garage.

From the first floor landing, there is access to four generous sized bedrooms with the master bedroom and bedroom 2 with en-suite facilities and additionally there is a family bathroom. The rear garden is fully enclosed and laid to lawn with a paved patio which runs across the rear of the property and to the front is plenty of off-street parking and mature trees.

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 Mall Shopping Centre and leisure complex at Cribbs Causeway. There is a local 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. There is also a nearby farm shop at Washing Pool Farm and the highly popular 'Wave' (the first artificial wave pool of its kind in Europe).

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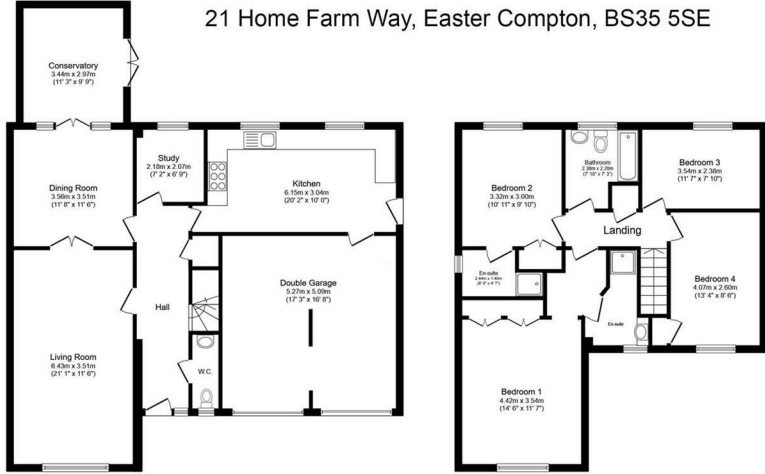
KEY DETAILS

- An Exceptional Detached Property
- 4 Bedrooms (2 With En-Suites)
- South Westerly Facing Rear Garden
- Off-Street Parking
- Double Garage

Guide Price: £715,000
 Tenure: Freehold
 Council Tax Band: F
 Local Authority: South Gloucestershire
 Vendors Onward Position:
 Onward Purchase

EPC: D
 Viewing: By appointment only

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TOTAL: 183.7 m² (1,977 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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Important Notice:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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