



Orchardene Main Road, Flax Bourton

Guide Price £750,000



Orchardene Main Road

Flax Bourton, Bristol

Whitewashed timber electric gates open to a generous driveway with ample parking, a garage, and a well-kept lawn. A charming vestibule provides a practical spot for boots and log storage, adding a warm and characterful welcome before stepping inside.

The entrance hall has a lovely open feel, with parquet flooring flowing through to the spacious lounge at the front of the house. Here, you'll find an open fireplace and doors leading to the private front garden, the perfect spot to enjoy a morning coffee in the sunshine, shaded by the pull-out canopy. It's the perfect place to unwind by the fire on a cosy evening.

To the rear, the home opens into a bright open-plan kitchen and dining area, perfect for entertaining. The kitchen is fully fitted with integrated appliances and includes a kitchen island. The dining area currently accommodates an eight-seater table, and French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.

A wonderful conservatory adjoins the kitchen, providing a relaxing space with sofas and garden views, ideal for summer evenings or morning coffee.





Off the hallway, you'll find a utility room with side access, a contemporary family bathroom, and an additional versatile reception room, ideal as a home office, snug, or guest bedroom, with direct access to the private front garden.

Upstairs, the vaulted ceilings and characterful landing create a wonderful sense of space. To the front is a generous double bedroom with a large bay window, fitted wardrobes, and views over the front garden, with potential to add an en-suite if desired. To the rear are two further double bedrooms, one enjoying lovely views over the garden. There is also useful storage on the landing and a stylish family bathroom with a freestanding bath.

The rear garden is a dream, with a large decked terrace off the dining area and conservatory that steps down to a spacious lawn surrounded by mature planting and trees for privacy. To one side is a patio area, while the other provides side access back to the front.

The property also benefits from a garage and a garden room, fully equipped with electricity and currently used as a home office overlooking the garden, a fantastic place to work. Both structures are finished in timber and complement the main house beautifully.

Also:

The current owners have obtained approved planning permission for a two-storey extension, which would create additional ground-floor living space and two further double bedrooms upstairs, both with en-suites. This makes it perfect if you'd like a home that can grow with you or offer future potential to add value.

Offered for sale with no onward chain, Orchardene is a beautifully flexible home full of warmth, character, and scope to make it your own.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





LOCATION:

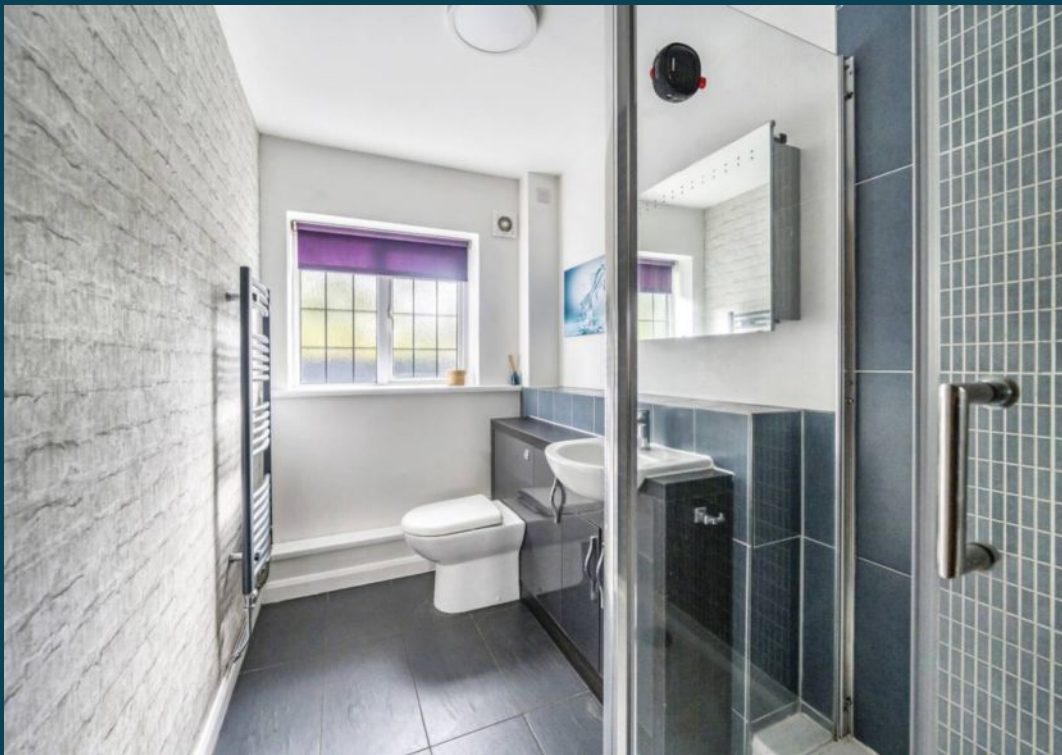
Perfectly located for easy access to Bristol city centre while offering a relaxed country lifestyle, Orchardene sits in a superb spot on Main Road, Flax Bourton, a village surrounded by countryside yet moments from everyday amenities.

Backwell's shops, cafés, and local services are around 1.5 miles away, with two welcoming pubs within walking distance. Families will appreciate the proximity to Backwell School and Flax Bourton C of E Primary, both highly regarded.

Commuters benefit from regular bus routes to Bristol and Nailsea & Backwell train station just a short drive or cycle away.

Enjoy beautiful countryside walks right on your doorstep anytime, with Bourton Combe and its woodland trails just across the road.









Main Road, Flax Bourton, Bristol, BS48

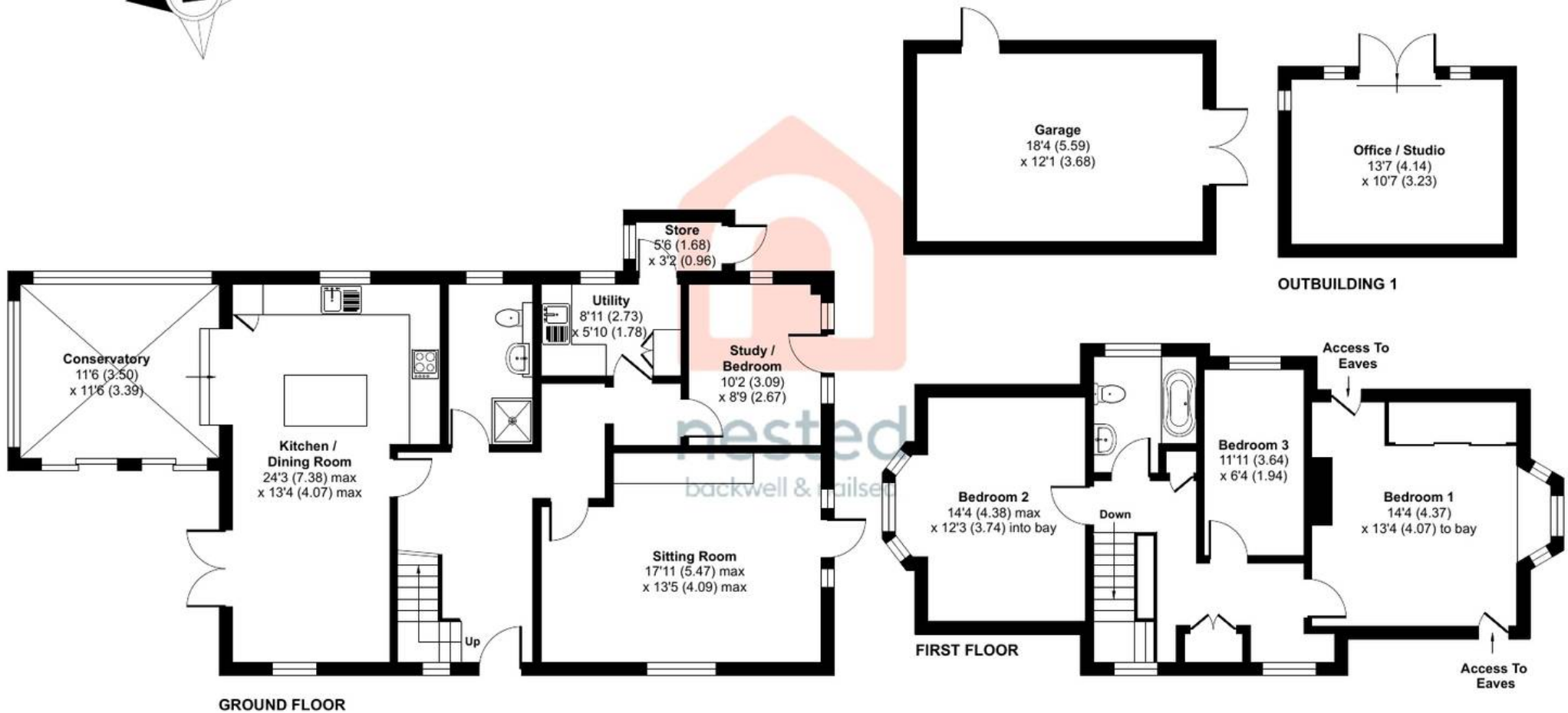
Approximate Area = 1698 sq ft / 157.7 sq m

Garage = 221 sq ft / 20.5 sq m

Outbuildings = 161 sq ft / 14.9 sq m

Total = 2080 sq ft / 193.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2025. Produced for Simon Russell & Co Ltd (Nested). REF: 1363718



Simon Russell @nested

01275 620 021 • simon.russell@nested.com • nested.com/