



**Connells**

Barley Jubilee Drive  
Failand Bristol



# Barley Jubilee Drive Failand Bristol BS8 3XD

for sale offers in excess of  
**£525,000**



## Property Description

Surrounded by rolling countryside, Failand is a sought after semi-rural small village that lies just a short distance south-west from Bristol City Centre and cosmopolitan Clifton Village. Fabulous country walks are easily accessed and it is close to two well respected golf courses and the beautiful Ashton Court Estate with its deer park and acres of open space ideal for walking, cycling or riding is within easy reach. There is a popular Public House serving good quality food, a village shop/post office and village hall. Easy access to the M5 at J19 gives excellent transport links with an abundant choice of excellent schooling (both state and private) within the vicinity.

## Entrance Hall

## Cloakroom

## Lounge

19' 9" x 12' 9" ( 6.02m x 3.89m )

## Kitchen

14' 5" x 13' 6" ( 4.39m x 4.11m )

## Conservatory

11' x 10' 5" ( 3.35m x 3.17m )

## Master Bedroom

12' 8" x 11' 6" ( 3.86m x 3.51m )

## Ensuite Bathroom

## Bedroom Two

12' 8" x 7' 3" ( 3.86m x 2.21m )

## Shower Room/Cloakroom

## Garage

19' 4" x 9' 6" ( 5.89m x 2.90m )

## Front Garden

## Rear Garden

## Off Road Parking



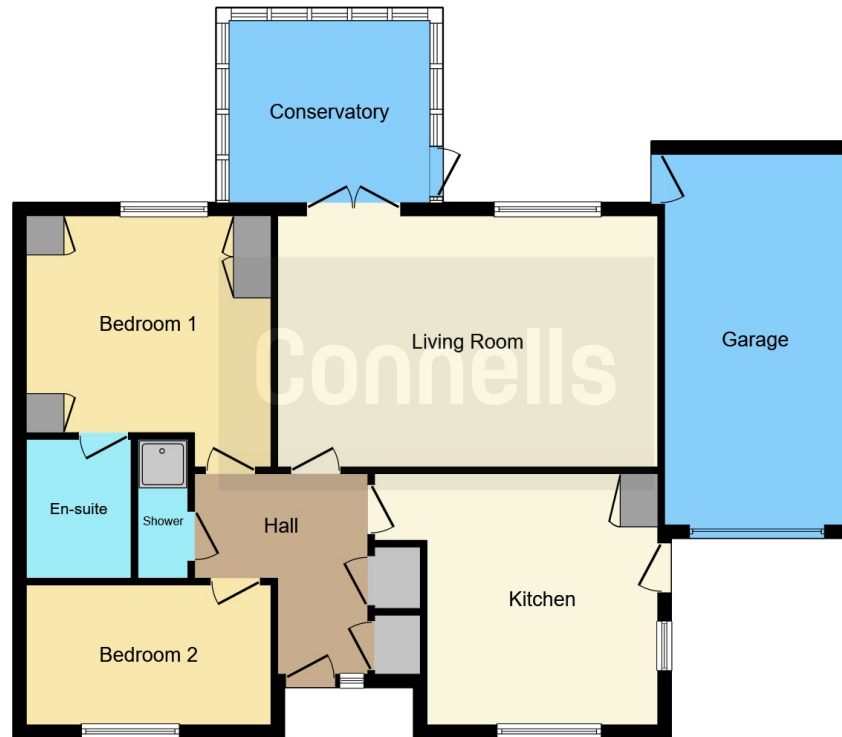












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/WOT308947](http://connells.co.uk/Property/WOT308947)**

Tenure: Freehold



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