



15 Fieldfare Gardens

Yatton, Bristol

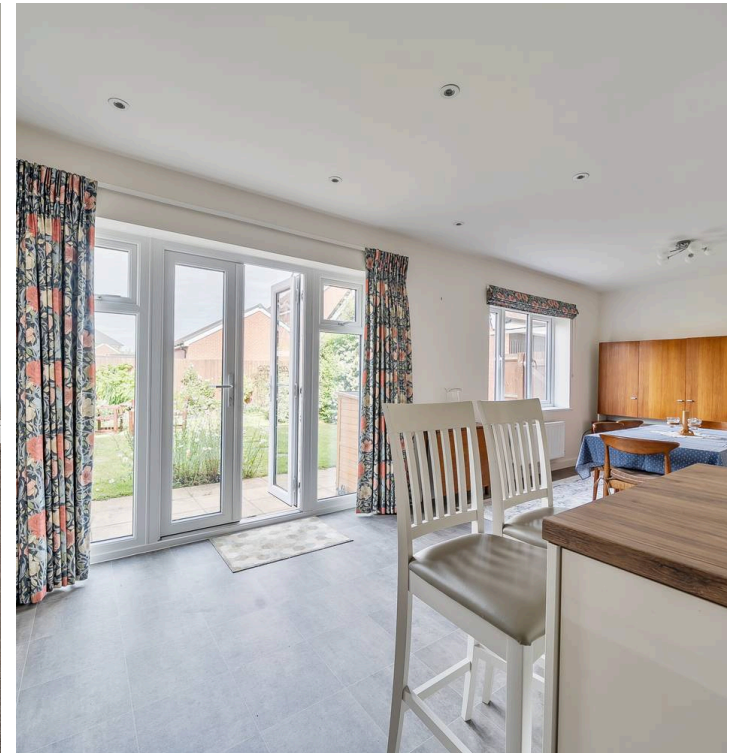
A 4 bedroom detached home with a lovely rural aspect. It has a garage, off street parking and solar panels and offers convenient access to the excellent local amenities, as well as Bristol and beyond.

Council Tax band: E **Tenure:** Freehold **EPC:** B

All mains services

- Approx. 1,586 Sq.ft of flexible accommodation (inc. garaging)
- Four-bedroom detached family home built by Bloor Homes
- Spacious open-plan kitchen/dining room with French doors to the garden
- Uninterrupted views over open countryside
- Separate utility cupboard and ground floor cloakroom
- Principal bedroom with stylish en-suite shower room
- Beautifully landscaped rear garden
- Off-street parking for two vehicles plus garage and solar panels
- Easy access to Bristol Airport, M5 and mainline railway services (Bristol 16 mins, London from 112 mins)
- NO ONWARD CHAIN

Location: The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service, offering trains to both Bristol and a direct service to London Paddington from just 112 mins. Bristol Airport lies within easy reach just 8 miles away.







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Tucked away at the end of a peaceful cul-de-sac in the popular Chestnut Park development, this thoughtfully designed four-bedroom detached house enjoys open countryside views and generous living space—ideal for growing families or those seeking a modern, low-maintenance home in a semi-rural setting.

Occupying an enviable position on the edge of Yatton, the property offers easy access to schools, village amenities, and mainline railway services just a 15-minute walk away. Offered with no onward chain, it also benefits from off-street parking, an oversized garage, and a landscaped rear garden, perfect for entertaining.

Stepping inside the welcoming front door, you'll find a bright hallway with stairs rising to the first floor, a practical downstairs cloakroom, and a utility cupboard tucked away with space for both a washing machine and tumble dryer.

To the left is a spacious living room—an elegant, relaxing space to relax or entertain, featuring a large bay window that frames spectacular views across open fields.

To the rear, the open-plan kitchen and dining space spans the full width of the house. It features a range of cream cabinetry paired with contrasting wood-effect worktops. Integrated appliances include twin eye-level ovens, a fridge/freezer, and a halogen hob. There is a small breakfast bar and ample space for a dining table, making it a practical and sociable setting for everyday family life.

French doors open directly onto the garden, where a paved dining terrace offers an ideal spot for summer barbecues or alfresco dining.

Upstairs, there are four well-proportioned bedrooms and a family bathroom. The principal bedroom is generously sized and includes a smart en-suite shower room. The remaining three bedrooms offer flexibility—perfect for home working, hosting guests, or accommodating family. A family bathroom with both a bath and a separate shower completes the upstairs accommodation.

Outside: the delightful south-facing rear garden is fully enclosed, with a neat lawn framed by mature borders stocked with a variety of shrubs and seasonal planting. The terrace area adjacent to the house is ideal for entertaining or relaxing, while a side gate provides easy access to the driveway and oversized single garage with solar panels and driveway parking for 2 vehicles.



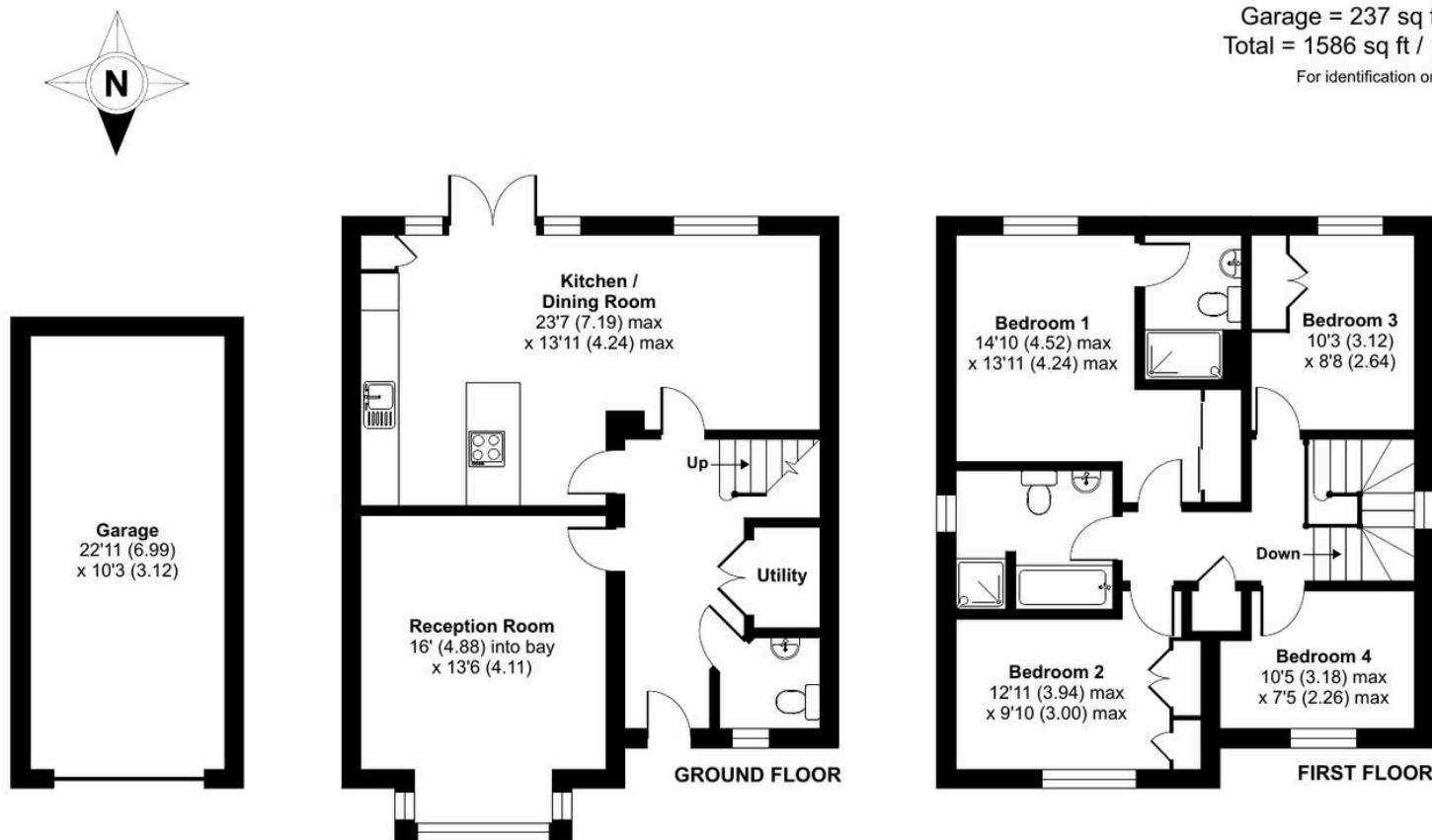
Fieldfare Gardens, Yatton, Bristol, BS49

Approximate Area = 1349 sq ft / 125.3 sq m

Garage = 237 sq ft / 22 sq m

Total = 1586 sq ft / 147.3 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). © nchecon 2025. Produced for Robin King LLP. REF: 1300524

Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

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