



14 MANOR WAY, FAILAND, BRISTOL

14 MANOR WAY, FAILAND, BRISTOL, BS8

A superbly presented, light filled and spacious (2,355 sq ft) detached four bedroom house set in a peaceful location at the end of a much sought after cul de sac in central Failand, within easy commuting distance (three miles) of Bristol City Centre. Other benefits include a beautifully tended and particularly private south west facing garden, off street parking for a number cars, a double garage, a spacious kitchen/diner, two well proportioned reception rooms, two attractive bathrooms, one ensuite to the master bedroom, and the ability to extend to create further accommodation, if so required, subject to the necessary consents.

SUMMARY OF ACCOMMODATION

The spacious accommodation is set over two floors and offers ample room for a family or perhaps those looking to downsize as well. The ground floor offers an initial entrance porch leading to a generous entrance hallway, floored throughout with attractive engineered hard wood (which extends through a majority of the accommodation in the house), allowing access to a well proportioned study room overlooking the rear garden. The principal reception room, also has a pleasant outlook over the rear garden and double doors leading to it, a feature fireplace and is open to one end to the kitchen/diner offering a lovely open plan feel. The kitchen/diner is fitted with a range of wall and floor mounted units, including a large island unit, all providing plenty of storage and topped with an attractive work surfaces. The island units also offers a large breakfast bar for more informal dining. The kitchen provides ample room for a large dining table and also has double doors (allowing in lots of natural light), leading to the garden. Further to this there is a large secondary reception room which also has sliding double doors on to the garden. In addition there is a spacious utility room, offering wall and floor mounted units, the latter offering plumbing and space for the usual white goods, a large airing cupboard houses the heating system and an access door leading to the undercroft parking leading up to the double garage. Lastly there is a downstairs WC.

The first floor offers a large landing providing access to all of the accommodation. The master bedroom is a well proportioned double bedroom with fitted wardrobes, a beautifully appointed ensuite shower room and also plenty of room for wardrobe storage. The three further double bedrooms are all double bedrooms and all offer pleasant outlooks either over the rear garden or the neighborhood. Bedroom four has a large walk in wardrobe and all three of these bedrooms are served by an attractive family bathroom. Lastly there is a large store room, which could possibly be converted to provide ensuite facilities to bedroom 3.

Outside, the property has the aforementioned off street parking for a number of cars, which extends under to further undercroft area leading to the utility room door. The double garage is spacious and either offers a superb storage space or the obvious secure parking. A number of the other houses within Manor Way have extended above the garage, which might be obtainable with 14 Manor Way subject to the usual consents. The superb rear garden is level, spacious very private and has a sunny south westerly aspect. It is laid mainly to lawn, with patio areas immediately to the rear of the house offering lots of room for external dining and a range of well tended flower beds running around the rear and side boundary fences. There is a further area of garden to the south end of the house which is laid with astroturf, which is currently used as a play garden.

LOCATION

The village of Failand lies approx 3.5 miles from Brunel's famous Suspension bridge which in turn provides direct access to Clifton Village and Bristol City Centre. The village itself offers amenities including a coffee shop/general store, public house, village hall, cricket pitch and church. Long Ashton Village (approx 2 miles travelling distance) offers a further variety of shops, doctors and dental surgeries and other recreational facilities. Within 1.5 miles there are two notable golf courses and David Lloyd Sports & Leisure Club and the nearby Belmont Woods and Ashton Court Estate offers acres of open countryside proving ideal for walking, cycling and horse riding.



OTHER INFORMATION

Viewing - Strictly by prior appointment with Hydes of Bristol - 01179731516

Tenure – Freehold and Free

Local Authority – North Somerset Council

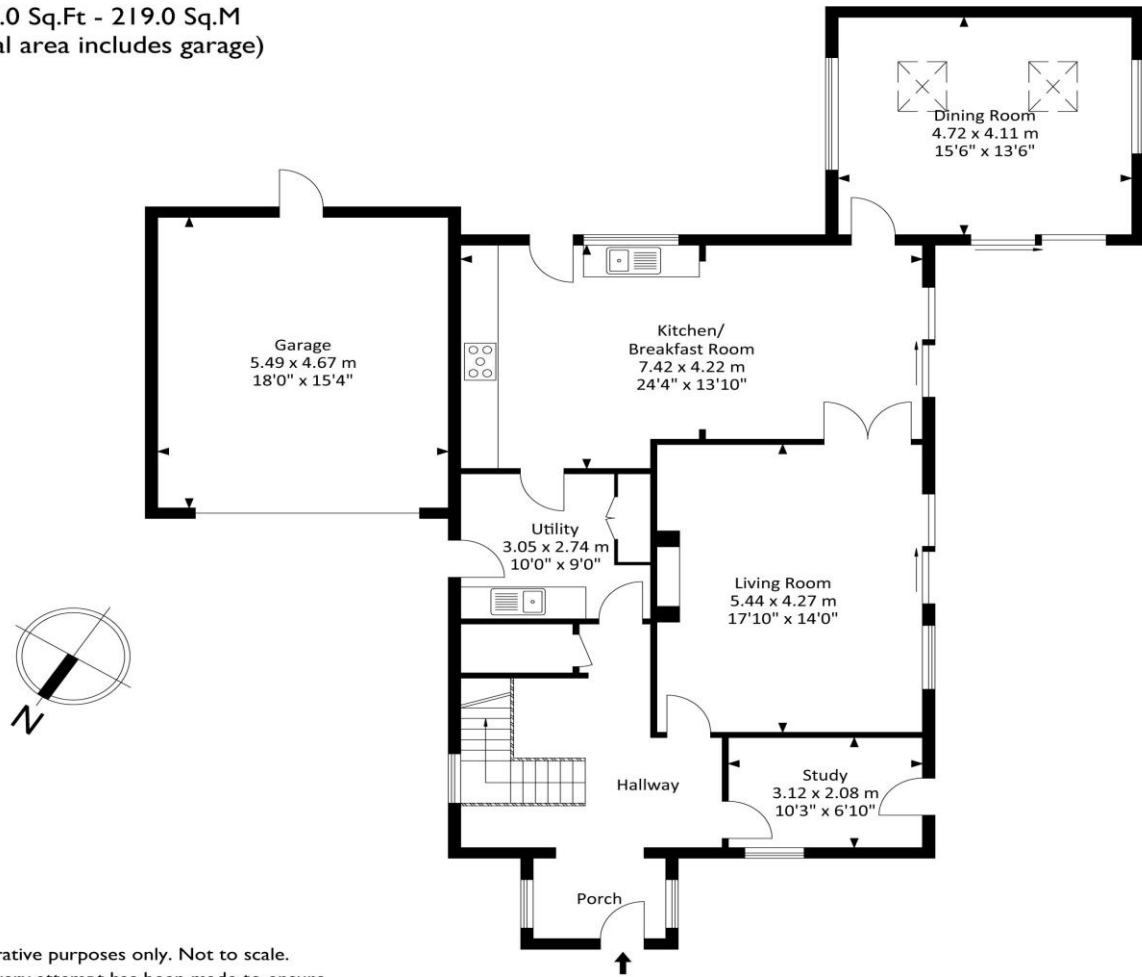
Council Tax Band - We understand to be band 'F' (£3,058.93 in 2024/2025)

Services – Mains water, electricity and drainage with oil fired central heating.

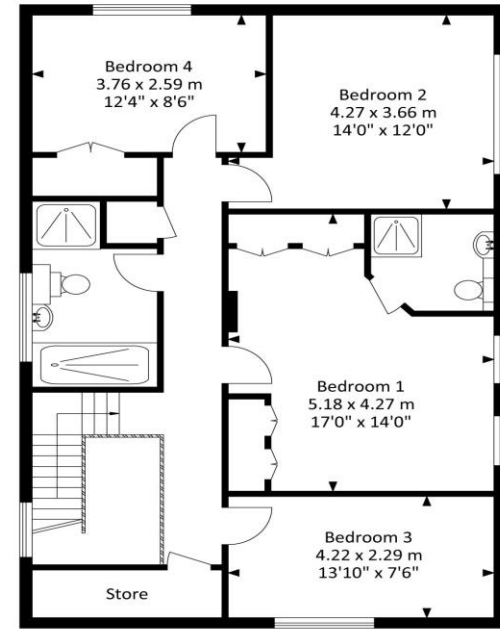
Broadband availability - 1,000 mbps upload and 1,000 mbps download

Mobile coverage – Likely indoor and outdoor - Three, Vodafone, O2 and EE

Approx. Gross Internal Area
 2355.0 Sq.Ft - 219.0 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.

IMPORTANT NOTE

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