



10 Rectory Road  
Easton-In-Gordano

# 10 RECTORY ROAD, EASTON-IN-GORDANO, BRISTOL, BS20 0QB

**A DETACHED FOUR BED FAMILY HOME OCCUPYING AN ELEVATED POSITION ON THE DESIRABLE RECTORY ROAD, IN THE POPULAR VILLAGE OF EASTON-IN-GORDANO. SET WITHIN MATURE LEVEL GARDENS, THIS SPACIOUS, BRIGHT AND LIGHT HOUSE BRIEFLY COMPRISES OF A KITCHEN/BREAKFAST ROOM, DINING ROOM, CONSERVATORY, SITTING ROOM, FOUR DOUBLE BEDROOMS (MASTER WITH ENSUITE) AND A STUDY/BEDROOM FIVE. THIS WELL PRESENTED PROPERTY OFFERS A SUPERB OPPORTUNITY TO ACQUIRE A FAMILY HOME THAT HAS BEEN IN THE SAME OWNERSHIP FOR OVER FORTY YEARS. THE AMPLE OFF STREET PARKING AND GENEROUS DOUBLE GARAGE ADD TO THE OFFERING.**

## SUMMARY OF ACCOMMODATION

The property is approached via an attractive stone wall flanked driveway off Rectory Road, providing ample off street parking and turning space. The front door is protected by an alcove forming a porch, and leads to a bright and welcoming hallway.

The accommodation, which had a full rewire and replumb within the past 10 years, is very well presented. The large double glazed windows throughout, often offering dual aspect views, allow natural light to flood the house creating a lovely bright environment. The fully fitted kitchen is well appointed and leads not only to the dining room, but also to the utility room which offers a tradesman's entrance to the front, a back door to the garden, and access to the large double garage. The dining room has very comfortable proportions, and has opened up to give access to the uPVC double glazed conservatory. Double doors lead to the triple aspect living room which has an attractive fireplace with wooden mantle and surround and marble insert and hearth. There is also a study which could be a fifth single bedroom and a cloakroom on the ground floor.

On the first floor there are four double bedrooms, the master with an ensuite and well appointed with fitted wardrobes and vanity unit, a separate family bathroom.

The gardens are a key asset to this wonderful family home, with a large area laid to lawn with borders of mature plants, shrubs and trees. The conservatory and living room both afford access to a patio area which in turn leads to a landscaped formal garden.

## USEFUL INFORMATION

**Tenure** – Freehold

**EPC** – D (60) with potential of C (74)

**Local authority** – North Somerset

**Council tax band** – F (£3,128 per annum 2024/25)

**Services** - All mains services

**Broadband** – Superfast - Up to 75 Mbps Download

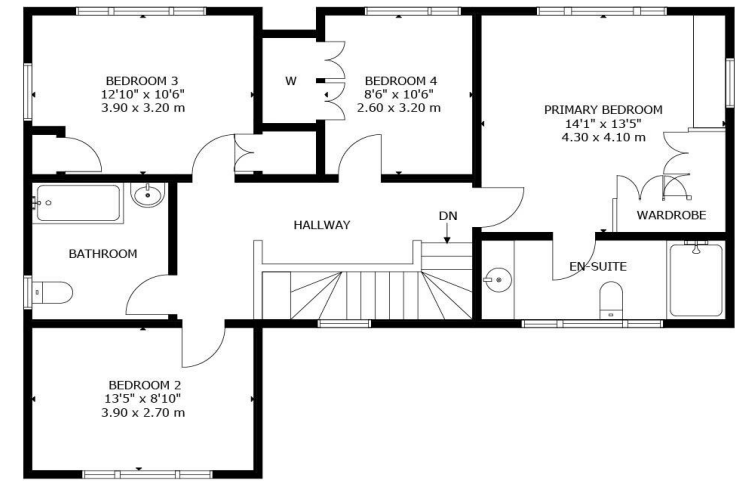
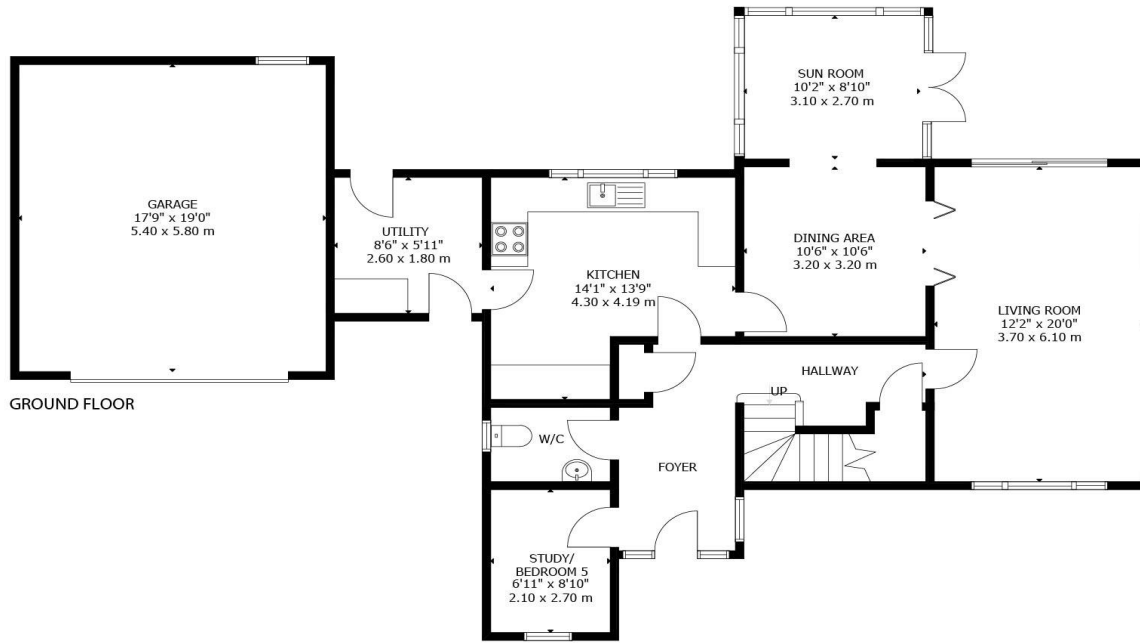
**Mobile Phones** – Data and Voice coverage for EE, O2, Vodafone and Three

## LOCATION

Easton In Gordano is a popular Somerset Village, which boasts a picturesque Grade II\* listed Church, and a local public house, both of which are within a short walk of 10 Rectory Road. The Village offers a highly convenient position for those looking for ease of access to Bristol, with Bristol City Centre being within 7 miles of the property. The national motorway network (M5) is within 1 mile and the national rail network can be accessed easily with Bristol Temple Meads within 7 miles. The nearby town of Portishead is within 4 miles offering many local amenities as well as the more local shops and facilities in Pill and Easton In Gordano. There are number of highly regarded schools (both private and state) within a short drive of the subject property as well as a number of leisure facilities.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the Ashton Court. There is also the Durdham Downs, across Brunel's famous Clifton Suspension Bridge which includes mountain bike trails and bridle paths. For those seeking more energetic pastimes, there are golf courses close by and sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave."





10 RECTORY ROAD, EASTON IN GORDANO  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,861SQ FT / 173SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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### **IMPORTANT NOTE**

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