



GORDANO LODGE, CHURCH CLOSE,  
WESTON-IN-GORDANO, BS20 8PZ

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**GOODMAN  
& LILLEY**







# GORDANO LODGE, CHURCH CLOSE

## WESTON-IN-GORDANO BS20 8PZ

# GUIDE PRICE

## £1,100,000

Overlooking adjoining countryside with stunning views of the Gordano Valley is this exceptional, four bedroom detached family home conveniently located in an enviable position in the highly sought after village of Weston In Gordano equidistant to both Portishead and Clevedon.

The architecturally designed family home has stylish accommodation is arranged over two floors and is presented to the market in first class condition throughout. In brief, the accommodation comprises; entrance vestibule, cloakroom, entrance hall with feature turned Oak staircase, kitchen/dining/family room, study, utility room and a spacious living room. On the second floor you will find four double bedrooms, the master bedroom enjoying a stylish four piece en-suite with the added benefit of a walk-in wardrobe. A modern, quality family bathroom suite completes the internal accommodation to this special family residence.

The gardens are the crowning feature of this wonderful property which lie to the rear of the property and enjoy a sunny orientation with stunning views over the adjoining countryside and Gordano Valley. The gardens are predominantly laid to manicured lawns and established borders with an array of deep planted flowering shrubs. A deep paved patio extends across the back of the property providing ample space to sit back and relax and enjoy the garden and vistas. This seating space can be easily accessed via the French doors from the living room, utility room and the also the kitchen/dining/family room. A double garage and generous driveway provides ample off-road parking for several vehicles.

Offered for sale in pristine condition and coupled with a stunning location, this house is sure to appeal. Contact us on 01275 430440/sales@goodmanlilley.co.uk for your next appointment to view.

### Location

Weston in Gordano is a village and civil parish in North Somerset, England. It is situated in the middle of the Gordano Valley on the north side, on the road between Clevedon and Portishead. The parish has a population of approximately 300. It is the largest village in Gordano Valley, with a public house, the 18th century White Hart. There are two nearby nature reserves, both owned and managed by the Avon Wildlife Trust. Weston Big Wood is 38 hectares of ancient woodland, and Weston Moor is 59 hectares of wet grassland. Weston Big Wood falls within a wider biological Site of Special Scientific Interest. The wood itself dates at least from Iron Age times, with some evidence that there has been woodland here since trees began to re-colonise after the last Ice Age some 10,000 years ago. The parish is served by a wide range of amenities found at both Portishead and Clevedon, for example there is a selection of supermarkets including Waitrose of Portishead, whilst Tesco, Asda and Morrisons can be found in Clevedon.

### Accommodation Comprising

#### Entrance Hall

Secure composite front door and double glazed window combination opening to the entrance vestibule, coir footwell, ceramic tiled floor, radiator, ceiling down lighting, useful storage cupboard, Oak door to cloaks cupboard, radiator, internal Oak door and opaque window combination opening to the entrance hall, Oak door to:-

#### Hall

A welcoming, spacious hall, light and airy in its appearance with a turned Oak stair case taking centre stage rising to the first floor. landing, large double glazed window with internal blinds set upon the half landing flooding the stairwell and entrance hall with natural light, Oak doors opening to principal rooms.

#### Cloakroom

Fitted with a modern white two piece suite comprising; low level WC, pedestal wash hand basin, ceramic tiled floor, radiator, obscured window to the side aspect, recessed ceiling down lighting.

#### Living Room

A substantial room located to the rear elevation of the property with floor-to-ceiling aluminium double glazed window with integral blinds and door combinations opening to the rear garden all of which have built-in internal blinds, feature natural stone chimney breast with decorative mirrored alcoves with inset electric living flame fire place, composite stone hearth, TV point, two radiators, double glazed window to the side aspect, recessed ceiling down lighting, built-in oak drinks cabinet, Oak door opening to:-

#### Kitchen/Dining/Family Room

A superb family orientated room, light-filled enjoying a private orientation and is certainly the 'hub of the home'. The kitchen is fitted with a comprehensive range of wall, base and drawer units including a pantry cupboard. Finished with Quartz work surfaces over which also incorporates a good-sized island unit, inset sink and drainer unit, boiling hot water tap, NEFF appliances include induction hob with contemporary extractor hood, electric fan assisted 'hide and slide' oven, combination microwave oven, integrated dishwasher, fridge/freezer, aluminium double glazed window and door combination overlooking the rear garden, recessed ceiling down lighting, Oak glazed French doors to the utility room, door to the study, open-plan to the dining/family room, ample space to position both a family sized dining room table and also lounge furniture.

#### Study

Aluminium double glazed window to the rear aspect overlooking the rear garden, radiator.

#### Utility Room

Fitted with matching base and wall units with Quartz work surfaces over, inset sink and mixer tap, plumbing and space for washing machine and tumble dryer, integrated fridge/freezer, aluminium double glazed window to the rear aspect, obscured aluminium double glazed door opening to the rear garden, radiator, recessed ceiling down lighting, door to the garage.

#### First Floor Landing

A light filled galleried landing with aluminium double glazed window with integral blind to the front aspect, radiator, access to roof space via loft hatch, Oak doors opening to all of the bedrooms and the family bathroom.

#### Master Bedroom

Two aluminium double glazed windows to the rear aspect with integral blinds enjoying countryside and Gordano Valley views, radiator, TV point, archway to dressing room which has two built-in wardrobes with shelves and hanging rails, radiator, double glazed window to the side aspect, Oak door to:-

#### En-Suite Shower Room

Fitted with a quality four piece suite comprising; low-level WC with concealed cistern, floating vanity wash hand basin with wood veneered drawers and downlighting, deep panellled bath, chrome heated towel radiator, ceramic tiled flooring with underfloor heating, ceramic tiled walls, shower enclosure/wet room with drench shower and hand shower attachment, aluminium double glazed window to the side aspect, recessed ceiling down lighting.

#### Bedroom Two

Enjoying a dual aspect with two aluminium double glazed windows with integral blinds, radiator, range of built-in wardrobes.

#### Bedroom Three

Aluminium double glazed window to the rear aspect with integral blinds, stunning views over adjoining countryside, radiator.

#### Bedroom Four

Aluminium double glazed window to the side aspect with integral blinds, radiator, built-in wardrobe.

#### Family Bathroom

Fitted with a quality four piece suite comprising; low level WC with concealed cistern, floating vanity wash hand

basin with wooden drawers, deep panellled bath, radiator, ceramic tiled walls, shower enclosure/wet room with drench shower, aluminium double glazed window to the front aspect, recessed ceiling down lighting.

#### Outside

The gardens are the crowning feature of this wonderful property which lie to the rear of the property and enjoy a sunny orientation with stunning views of adjoining countryside and the Gordano Valley. The gardens are predominantly laid to manicured lawns and established borders with an array of deep planted flowering shrubs and specimen trees. A deep paved patio extends across the back of the property providing ample space to sit back and relax and enjoy the garden and vistas. This seating space can be easily accessed via the French doors from the kitchen, utility room and the living room. A secure gate provides access to the front of the property.

#### Double Garage & Driveway

The garage is approached over a generous driveway which provides off road parking for several vehicles. EV car charging point, The garage has an electric roller door, light and power connected, eaves storage, cupboard housing the gas fired 'Vaillant' boiler which serves the heating system and domestic hot water, door to utility room.



- Substantial Detached Family Home
- Adjoining Open Countryside
- Double Garage & Driveway
- Four Double Bedrooms
- Impeccably Presented Throughout
- Stunning Kitchen/Dining/Family Room
- Approaching 2800 SQ.FT
- Quality Fixtures & Fittings
- Popular Village Location





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**Ground Floor**  
Approx. 153.9 sq. metres (1656.2 sq. feet)



**First Floor**  
Approx. 101.6 sq. metres (1093.3 sq. feet)



Total area: approx. 255.4 sq. metres (2749.5 sq. feet)

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.  
Plan produced using PlanUp.

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