



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

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**GOODMAN  
& LILLEY**







# COURTLANDS, CHURCH CLOSE

## WESTON-IN-GORDANO BS20 8PZ

# GUIDE PRICE

## £650,000

Set in a private cul-de-sac position is this four bedroom detached family home situated within the highly regarded village of Weston In Gordano.

The accommodation offers a great deal of versatility with potential to extend into the garage and also into the courtyard for those buyers wanting to increase the living accommodation. (Subject to the necessary planning permissions with architect drawings available) In brief, the property comprises; entrance hall, living room, kitchen/breakfast room, dining room, utility room, cloakroom, rear porch with internal access to the double garage.

To the first floor you will find the master bedroom, en-suite shower, three further bedrooms and a family bathroom which completes the internal footprint to this fine family home. Externally, the property benefits from a favoured south-facing rear garden laid predominantly to lawn flanked by mature hedgerows, specimen trees and deep planted borders offering a good degree of privacy.

The garden has a patio area which is conveniently accessed from the dining room and provides a covered seating area to entertain family during the summer months. A courtyard garden lies to the rear of the property offering another place to enjoy a private outside space with floral borders. A generous driveway provides parking for several vehicles leading to the double garage and completes the package to this desirable village abode.

Goodman & Lilley anticipate a good degree of interest due to its location and the accommodation on offer - call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: All mains services connected.

### 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:

- Detached Family Home
- South-Facing Garden & Coutyard
- Popular Village Location
- Four Bedrooms (En-Suite Shower Room)
- Kitchen & Utility Room
- 1761 Sq. Ft Of Living Accommodation
- Two Reception Rooms
- Double Garage & Driveway
- Viewing Highly Recommended

### Entrance Hall

Secure hardwood front door and window combination opening to entrance hall, stair case rising to the first floor landing, door to:-

### Dining Room

A pleasant, light-filled room with a uPVC double glazed window to the side aspect, uPVC double glazed patio doors opening to the rear garden, feature Portland stone surround complete with cast iron open-grate fire, solid cherry wood flooring, built-in shelves, radiators, open-to:-

### Kitchen/Breakfast Room

Fitted with a comprehensive range of wall, base and drawer units with wood block work surfaces over, inset one and a half bowl stainless steel sink and drainer unit, mixer tap, tiling to splash prone areas, space for range cooker, stainless steel splash back and extractor hood, space for fridge/freezer, storage cupboard, radiator, ceramic tile & wood flooring, archway to dining room, open to utility room, uPVC double glazed window overlooking the rear garden, door opening to the rear porch, door to:-

### Living Room

uPVC double glazed window to the front aspect, radiators, internet port.

### Utility Room

Fitted wall and base units with work surfaces with inset stainless steel sink, tiling to splash prone areas, space for fridge, freezer and washing machine, uPVC double glazed window to the rear aspect, radiator, wood flooring, door to cloakroom.

### Cloakroom

Fitted with a low-level WC, Belfast sink with storage beneath, tiling to splash prone areas, chrome heated towel radiator, recessed ceiling downlighting, obscured uPVC double glazed window.

### Rear Porch

Double glazed door and window combination under a polycarbonate roof opening to the courtyard garden, internal door opening to the double garage.

### First Floor Landing

uPVC double glazed window to the side aspect, radiator, airing cupboard housing the hot water cylinder, wood flooring, doors opening to the bedrooms and the family bathroom.

### Master Bedroom

uPVC double glazed window to the front aspect, built-in wardrobes, radiator, wood flooring, door opening to:-

### En-Suite Shower Room

Fitted with a two piece suite comprising; shower enclosure with tiled splash backs, wash hand basin, tiled flooring.

### Bedroom Two

uPVC double glazed window to the front aspect, built-in wardrobes, radiator, wood flooring.

### Bedroom Three

uPVC double glazed window to the rear aspect, radiator, wood flooring.

### Bedroom Four

uPVC double glazed window to the rear aspect, radiator, wood flooring.

### Family Bathroom

Fitted with a three piece suite comprising; low-level WC, vanity wash hand basin, deep panelled bath with electric shower, glazed shower screen, radiator, obscured uPVC double glazed window to the front aspect.

### Outside

The property benefits from a favoured south-facing garden offering a high degree of privacy, laid predominantly to lawn flanked by mature hedgerows,

specimen trees and deep planted borders offering a good degree of privacy. The garden has a patio area is conveniently accessed from the dining room and provides a covered seating area to entertain family during the summer months. A courtyard garden lies to the rear of the property offering another generous outside space to enjoy in full privacy.

### Double Garage & Driveway

The garage is approached over a generous driveway proving off-road parking for several vehicles. The garages are accessed via two up and over doors, light and power connected, wall mounted gas fired boiler serving the heating system and domestic hotwater, internal door to the rear porch.





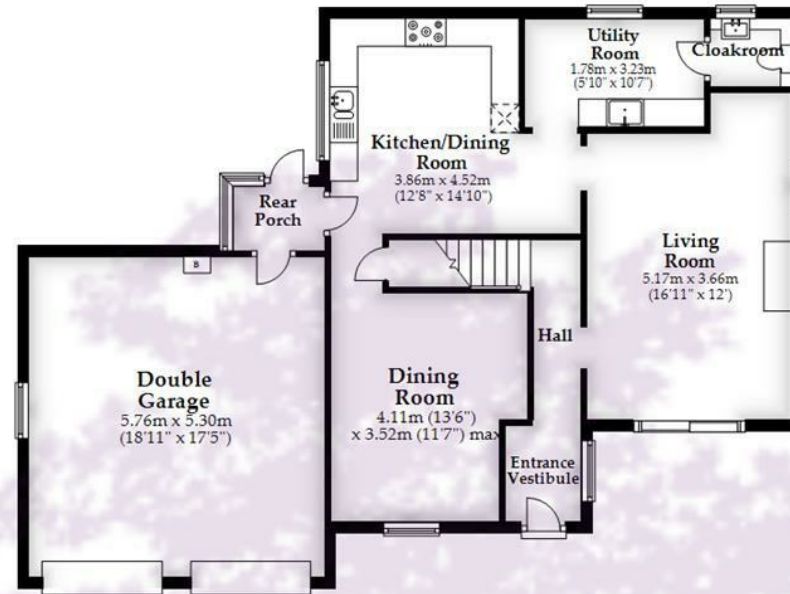


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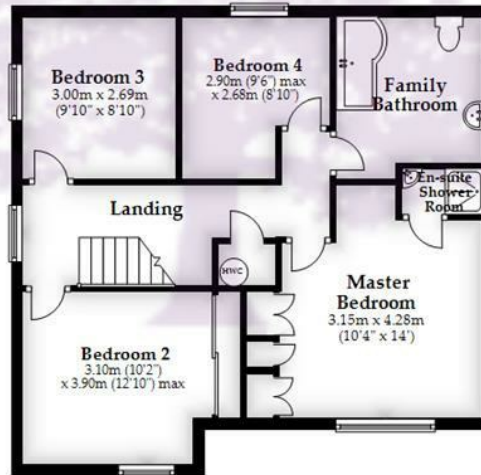
### Ground Floor

Approx. 95.3 sq. metres (1055.4 sq. feet)



### First Floor

Approx. 65.3 sq. metres (702.9 sq. feet)



Total area: approx. 163.6 sq. metres (1761.3 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 PlanIt!

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