



MERRIWELL, CHURCH ROAD,  
EASTON-IN-GORDANO, BS20 0NB

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# MERRIWELL, CHURCH ROAD

## EASTON-IN-GORDANO BS20 0NB

# GUIDE PRICE

## £750,000

An opportunity to acquire a substantial detached family bungalow situated on a highly regarded road on the fringes of the popular village of Easton In Gordano.

Merriwell sits on a generous plot with an internal footprint of in excess of 2,200 sq. ft offering true flexibility of use with further potential to increase the overall footprint of the property without compromising the gardens and grounds.

On entering the property you're greeted with a light-filled entrance hall providing a good circulation space that interlinks with principle rooms seamlessly with the breakfast room and kitchen directly in front of you offering a real sense of space which is a common theme throughout the property. The living room and dining room are located on the eastern elevation of the property with direct access to the garden via the French doors. The master bedroom with en-suite, family bathroom, utility room and two further double bedrooms reside on the opposite elevation and are accessed from the hallway and complete the internal accommodation to this fine residence. Externally, the garden is perfect for entertaining family and friends during those warm summer months. A sun terrace provides a delightfully secluded vantage spot to enjoy the orientation. The garden is predominantly laid to a generous lawn flanked by mature hedgerows offering a good degree of privacy. A delightful cottage front garden offers a pleasing first impression and also another place to sit in privacy whilst enjoying the favoured southerly aspect. A garage and driveway provide ample off-road parking for those buyers needing to cater for multiply vehicles or indeed a motorhome.

### Location

Easton-In-Gordano is a particularly sought after rural village on the outskirts of Bristol, yet sits nestled within North Somerset boundary and featured on Kirstie Allsopp's Best of Both Worlds on Channel 4. This fine cottage is located in an enviable, tranquil position on the fringes of the village & with Brunel's iconic Suspension Bridge located a mere 4.5 miles away, which provides direct access to Clifton Village & Bristol City Centre.

Local community amenities include Post Office, Dentist, General Store, Doctors Practice & Vets, Public Houses, Farmers Market, Village Hall, Sports fields, Infant & Secondary Schools and are all approximately one mile from the property. Further comprehensive facilities such as banks and larger supermarkets can be found in Portishead, which lies around four and a half miles away.

Bristol City Centre is located approximately seven miles away alongside Temple Meads Railway Station, which offers direct commuting links to central London.

Easton-In-Gordano is situated near Junction 19 of the M5 motorway allowing excellent links to Cardiff, Devon & Cornwall and Birmingham, with Cribbs Causeway shopping facilities only two junctions north. Bristol International Airport offers daily flights to Europe and is around eleven miles away from the property whilst being ideally positioned for outdoor pursuits including golf, fitness, walking and cycling.

### Accommodation Comprising:-

#### Entrance Hall

Secure uPVC double glazed door and opaque window combination opening to the entrance hall, light and airy in its appearance and offering a good circulation space interlinking with the hallway and to the principle rooms.

#### Living Room

An impressive room, light-filled and offering spacious living with a uPVC double glazed bay window to front

aspect, two uPVC double glazed windows to side, coal effect gas fireplace set in Victorian style surround and timber mantle over, two double panel radiators, oak flooring, TV point, open-plan to:

#### Dining Room

Secure uPVC double glazed French doors and window combination opening to the rear garden, two double panel radiators, oak flooring, TV point, recessed ceiling spotlights, door to:

#### Kitchen

Fitted with a matching range of base, drawer and eye-level units with underlighting and work surfaces over incorporating an inset I+1/2 bowl composite sink unit with single drainer unit, stainless steel mixer tap, tiled splashbacks, integrated fridge, freezer and dishwasher, fitted eye-level electric fan assisted double oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear aspect, ceramic tiled flooring, TV point, recessed ceiling spotlights, secure uPVC double glazed door to garden, open-plan to:-

#### Breakfast Room

A good-sized room with ample space to position a dining room table and chairs, wood laminate flooring, double panel radiator, oak flooring, recessed ceiling spotlights, multi-paned door to the hallway with quick links to the utility room, French doors opening to the inner hall.

#### Inner Hallway

With a double glazed Velux skylight window flooding the space with natural light, storage cupboard, boiler cupboard with new wall mounted gas fired combination boiler serving heating system and domestic hot water, two radiators, telephone point, access to roof space via loft hatch, doors opening to the bedrooms, utility room, breakfast room, family bathroom and the utility room.

#### Utility Room

Fitted with a matching range of base and eye-level units with worktop space over, stainless steel sink unit with single

drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, uPVC double glazed window to side, double glazed Velux window, double panel radiator, tiled flooring, secure uPVC double glazed door to the side of the property.

#### Master Bedroom

A huge double bedroom with uPVC double glazed window overlooking the rear garden, quality fitted double wardrobes and bedroom furniture, radiators, TV & telephone point, recessed ceiling spotlights, secure double glazed French doors to the rear garden, door to:

#### En-Suite Shower Room

A beautifully fitted three piece suite comprising; low-level WC, tiled double shower enclosure with drench shower and attachment, vanity wash hand basin with storage beneath, mixer tap, full-height tiling to all walls, extractor fan, chrome heated towel radiator.

#### Bedroom Two

A spacious double bedroom, uPVC double glazed bay window to side aspect, radiators, recessed ceiling spotlights, secure uPVC double glazed patio door to the front garden.

#### Bedroom Three

A further double bedroom, light-filled with uPVC double glazed window to front, double glazed Velux window, quality fitted double wardrobe(s) with sliding doors, two double panel radiators, double glazed window to the front aspect.

#### Family Bathroom

A re-fitted with four piece suite comprising; low-level WC, deep panelled bath, bidet, vanity wash hand basin with cupboards beneath, mixer tap, tiled double shower enclosure with fitted electric shower, full-height tiling to all walls, heated towel rail, uPVC obscure double glazed window to side, radiators.

### Gardens & Grounds

The rear garden is perfect for entertaining family and friends during those warm summer months. An expansive sun terrace provides a delightfully secluded vantage spot to enjoy the orientation and is conveniently accessed from the dining room, kitchen and also the master bedroom. The garden is predominantly laid to a generous lawn and flanked by mature hedgerows offering a good degree of privacy. A delightful cottage front garden offers a pleasing first impression and also another place to sit in privacy whilst enjoying the favoured southerly aspect.

### Double Garage & Gated Driveway

The garage is approached over a generous driveway providing ample off-road parking for several vehicles. The attached double garage is accessed via an up and over door, power and light connected, eaves storage space, uPVC obscure double glazed window to rear, secure hardwood double door to garden.



- Detached Family Bungalow
- Further Potential To Extend
- Front & Rear Gardens
- Three Double Bedrooms
- Garage & Driveway
- Popular Village Location
- In Excess Of 2200 Sq Ft
- Three Reception Rooms
- Highly Regarded Address









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### Ground Floor

Approx. 209.8 sq. metres (2257.8 sq. feet)



Total area: approx. 209.8 sq. metres (2257.8 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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