



Wych Elm Martcombe Road, Easton-In-Gordano, BS20 0QE
Guide Price £1,150,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

Wych Elm Martcombe Road, Easton-In-Gordano, BS20 0QE

An exquisite, detached family residence that offers approximately 3,500 square feet of high specification accommodation spread over three meticulously designed floors. This home is perfect for families seeking both space and luxury, providing an ideal setting for modern living.

- Substantial Detached Contemporary Property
- Private Gated Front Driveway
- Two Additional Reception Rooms
- Separate Superb Home Office Or Gym Located In Rear Garden
- Chain Free Property
- High Quality & Stylish Renovation Throughout
- Vast Open Plan Modern Living With High Quality Kitchen And Island
- Must Be Seen To Be Appreciated
- Landscaped Rear Garden With Extensive Countryside Views

Location

Situated in a prime location only a few miles from Clifton and a stone's throw from Abbots Leigh this property is an outstanding example of a modern family home.

Surrounded by heritage countryside, Wych Elm has been designed to accommodate the modern family.

The contemporary design blends seamlessly into heritage countryside where you can enjoy miles of open National Trust walks providing an idyllic setting for walking dogs or basking in the tranquility of nature.

Wych Elm has great access to some outstanding restaurants, coffee shops and pubs and is in a perfect catchment for some of the best state and private schools in the country.

Accommodation

Please see the floorplan for room measurements and the layout.

Ground Floor

Central and vast entrance hall.

Open plan kitchen/dining area equipped with a wide range of high-quality appliances, including a large

breakfast bar that invites family gatherings and casual dining. The expansive sliding doors seamlessly connect the indoor living space to the beautifully landscaped garden, which faces south, ensuring abundant natural light floods the living and dining areas throughout the day. There is also an attached utility room for providing extra storage and functionality.

Two generously sized living rooms, each designed to maximise comfort. These versatile spaces can accommodate both relaxation and entertainment, making them perfect for family gatherings or hosting friends.

Fully equipped and highly finished w/c and shower room.

First Floor

Ascending to the first floor, you will find three spacious en-suite bedrooms, each offering a private sanctuary for rest and relaxation. The master suite is particularly impressive, boasting his and hers dressing rooms and breathtaking views of the picturesque open countryside, allowing you to wake up to nature's beauty every day.

Second Floor

On this floor you will find the second largest bedroom, enjoying elevated views over the countryside to the rear of the property. It also boasts a large bathroom and space for an additional dressing room.

Outside

To the front of the house can be found a gated private entrance providing both security and privacy, as well as ample parking.

To the rear the beautifully landscaped garden is a true oasis, featuring twin fire pits that create a warm and inviting atmosphere for evening gatherings. With various seating areas and a large lawn, this outdoor space is perfect for both entertaining and enjoying quiet moments in nature.

Home Gym/Office

The sizeable outside space is equipped with super-fast Wi-Fi, making it an ideal workspace or fitness area.

Local Schooling

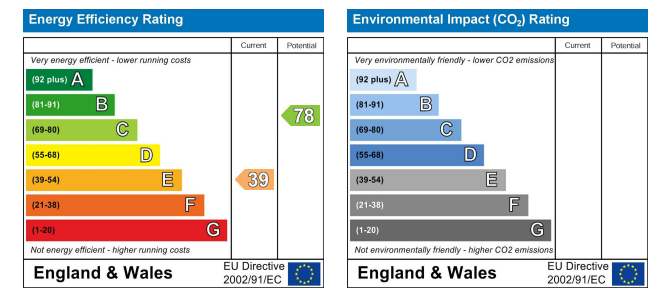
There are some excellent schools in the area, including Clifton College, Clifton High School, Bristol Grammar, Badminton, Queen Elizabeth Hospital School, and the nearby Downs Preparatory School.

Travel Links

Close proximity to both the M4 & M5 motorway junction, Bristol Temple Meads and Bristol Airport.

Leisure Facilities

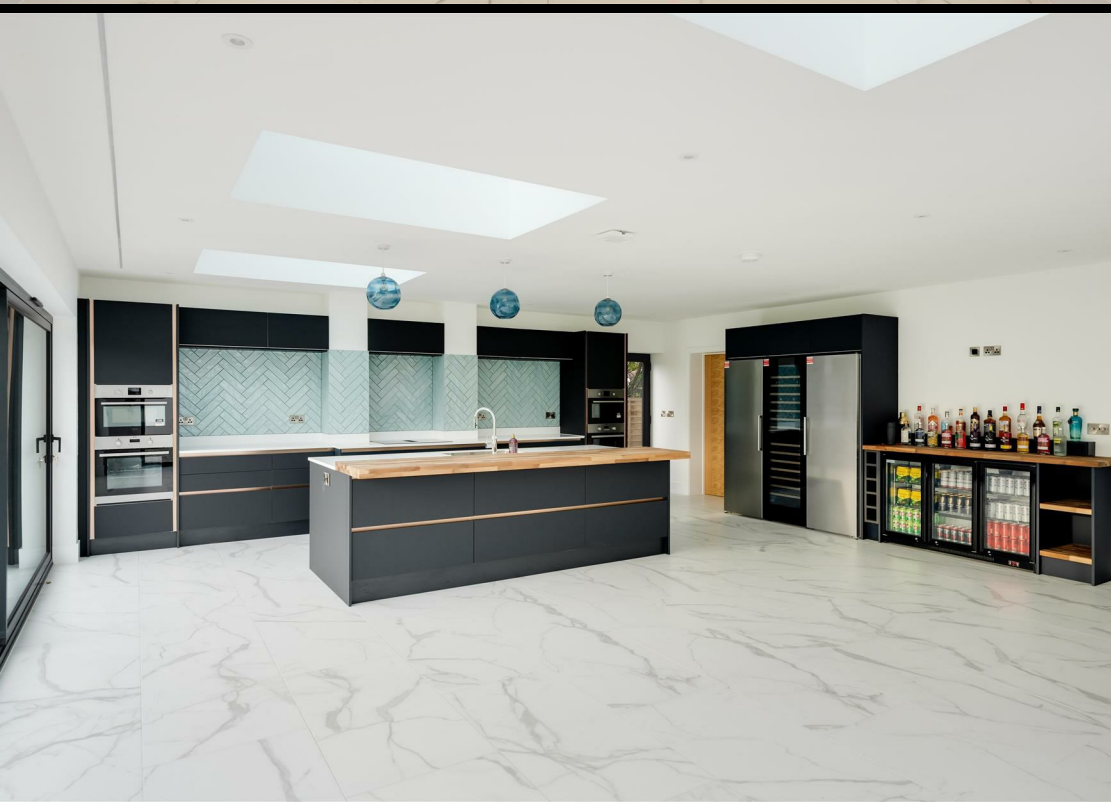
A number of highly regarded golf courses can be found in a short radius, including Bristol & Clifton Golf Club, Ashton Court Golf Club and Long Ashton Golf Club. Bristol has a number of sporting clubs including top class rugby, County Cricket and Championship football. The area surrounding the property provides numerous bridleways and wonderful walks.

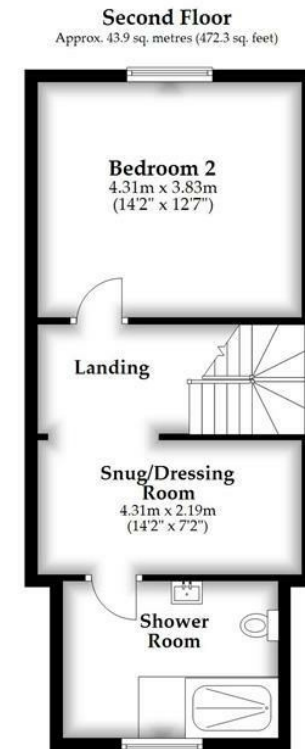
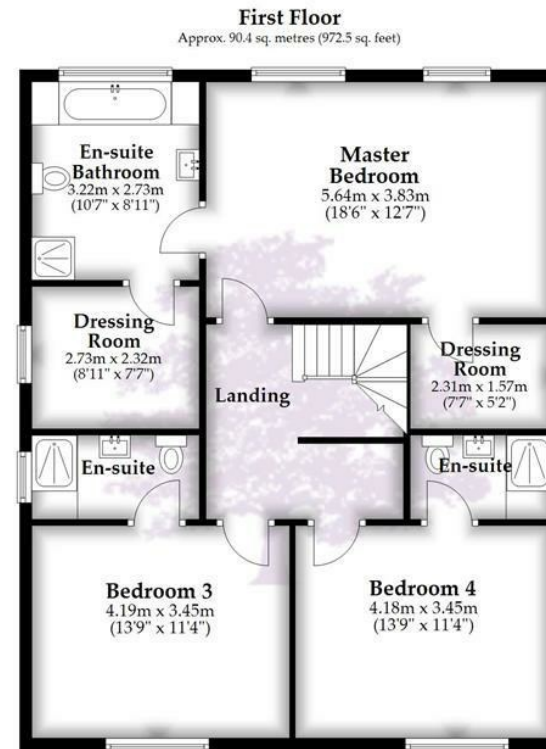
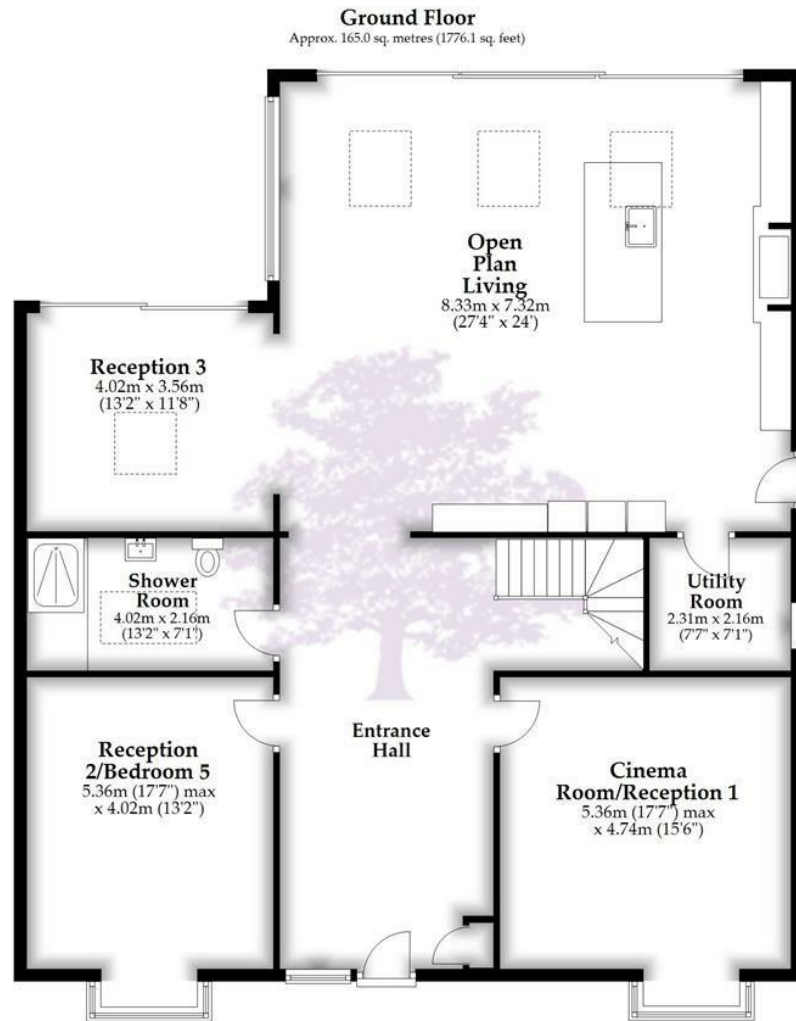


Portishead

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Total area: approx. 299.2 sq. metres (3221.0 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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