



SHURDINGTON, 2 HIGHFIELD VILLAS NEWLANDS HILL,

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**GOODMAN  
& LILLEY**



A CHARMING MID-TERRACE HOUSE LOCATED IN THE PICTURESQUE AREA OF NEWLANDS HILL. THIS DELIGHTFUL PROPERTY BOASTS TWO LARGE BEDROOMS AND A LARGE MATURE GARDEN WITH A PLEASANT OUTLOOK TOWARDS THE VALLEY AND ST PETERS CHURCH. A NO THROUGH ROAD, NEWLANDS HILL HAS MINIMAL TRAFFIC GIVING A REAL SENSE OF PEACE AND QUIET.

The house features a characterful design with original features that add a touch of history and charm. The mature private garden offers a tranquil retreat with a pleasant outlook towards the valley and St. Peter's Church, providing a serene backdrop for relaxation or entertaining guests.

Situated close to the High Street, this home offers convenience with shops, cafes, and amenities just a stone's throw away. Whether you're looking to enjoy a leisurely stroll in the neighbourhood or explore the local offerings, this location provides the best of both worlds.

### Accommodation comprising;

#### Entrance

A welcoming hall accessed via a storm porch to the front. Secure part glazed door, character style tiles, doors to the lounge and dining room and stairs rising to the first floor.

#### Lounge

A light filled lounge with a character bay fronted sash window and a pleasant outlook, open fireplace with feature brick surround. Radiator

#### Dining Room

A diverse space currently utilised as a snug. Open fireplace with stone and wood surround, alcove under the stairs perfect for shelving. Door and sash window into the kitchen/breakfast room.

#### Kitchen/breakfast

A traditional style kitchen fitted with a range of wall and base units with wood effect laminate surface, built in oven/hob and extractor hood. Inset ceramic sink, space for slimline dishwasher and fridge freezer. Open plan to a light filled breakfast area with exposed original stone walls, glazed door and window opening onto the garden, velux window and radiator. open plan to the utility area.

#### Utility area

Space and provisions for a washing machine, tumble dryer and fridge freezer. door into the downstairs WC and glazed double doors and a window opening onto the rear garden.

#### WC

A recently upgraded wall mounted boiler, low level WC and wall mounted wash hand basin.

#### First floor landing

Doors to both bedrooms, bathroom and a hatch providing access to the loft space.

#### Bedroom One

A great sized double bedroom with two sash windows to the front aspect and ample space for wardrobes. Character feature fireplace and radiator.

#### Bedroom Two

A spacious double bedroom with a window to the rear overlooking the garden. Character fireplace and radiator.

#### Bathroom

A recently modernised shower room with three piece suite comprising; Walk-in double shower with glass screen, low level WC and vanity style sink with storage under. Heated towel rail and window to the rear aspect.

#### Garden

A tranquil and private garden backing on to open fields with a large lawn, mature borders and long distance views over the valley. Steps lead up to the lawn from a patio area accessed via the kitchen and utility area.

- Character Period Property
- Three Reception Rooms
- Close to the High Street
- No Onward Chain

- Two Double Bedrooms
- South Facing Rear Garden
- Original Period Features
- Quiet Tucked Away Location

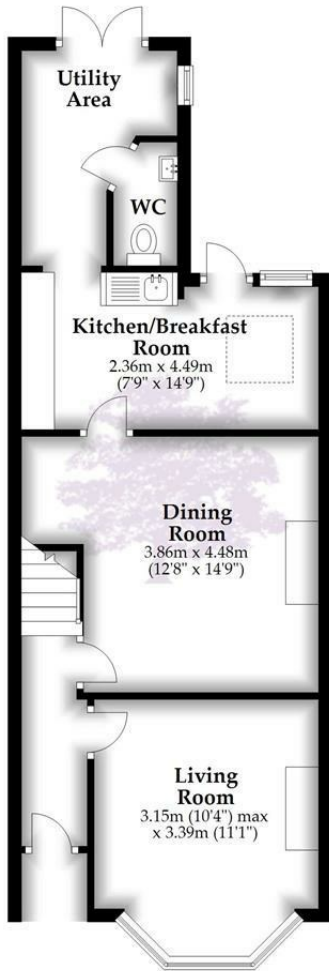


GUIDE PRICE £350,000



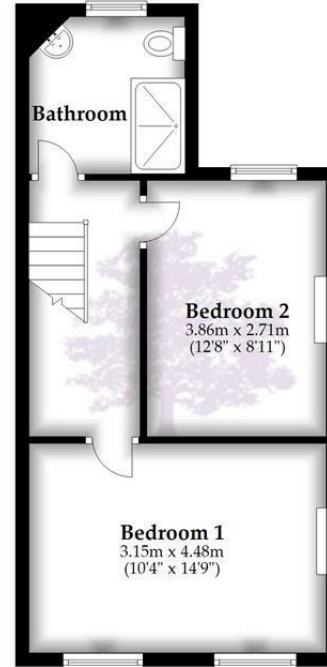
### Ground Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



### First Floor

Approx. 37.7 sq. metres (405.6 sq. feet)



Total area: approx. 88.5 sq. metres (952.1 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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