



14 FENNEL ROAD,  
PORTISHEAD, BS20 7FB

GOODMAN  
& LILLEY













# 14 FENNEL ROAD

## PORTISHEAD BS20 7FB

# PRICE GUIDE

## £895,000

A rare opportunity to acquire an outstanding executive detached family home, constructed to the highly sought-after 'Berkeley Design' and thoughtfully enhanced from the original specification.

Subtly extended to the side, the property now offers two generous and beautifully proportioned reception rooms, creating a superb balance of refined living space. Occupying a prime position on the prestigious Fennel Road, the home sits within the highly regarded Village Quarter. Presented in immaculate, show-home condition throughout, the accommodation is elegantly arranged over two floors.

The ground floor comprises a welcoming and spacious entrance hall, cloakroom, living room, sitting room, study, utility room and an outstanding open-plan kitchen/family/dining room — the true heart of the home and perfectly suited to modern family life and entertaining. To the first floor are four well-proportioned double bedrooms. The principal bedroom enjoys the luxury of a dedicated dressing room and a en-suite shower room, while the second bedroom benefits from its own en-suite. A three-piece family bathroom serves the remaining bedrooms. This impressive enhanced internal layout represents one of the largest and most desirable designs within the Village Quarter.

Externally, the enclosed rear garden enjoys a favourable southerly aspect and has been thoughtfully landscaped, featuring an expanse artificial lawn, multiple seating areas provide ideal spaces to relax and enjoy the surroundings. An Indian stone patio spans the rear of the property, creating a superb setting for outdoor dining and entertaining, with direct access via French doors from both the sitting room and the kitchen/family/breakfast room.

To the front, a double-width driveway provides ample off-road parking for several vehicles and leads to the detached double garage, fitted with twin up-and-over doors, power and lighting, eaves storage, an EV charging point and a door providing access to the rear garden. A further door from the driveway offers convenient direct access into the utility room.

### Location

The Village Quarter is one of Portishead's most sought-after

residential developments, renowned for its family-friendly environment, modern homes and excellent access to local amenities. Ideally positioned close to Portishead Marina and the town centre, the development offers a superb lifestyle combining coastal living, green open spaces and everyday convenience. The area is particularly popular with families due to its proximity to highly regarded local schools, including Trinity Primary School within the development, along with additional primary options and Gordano School, Portishead's well-respected secondary school. A range of nurseries and childcare facilities are also easily accessible.

Residents of the Village Quarter benefit from immediate access to open green spaces and the nearby Nature Reserve, offering scenic walking routes, wildlife habitats and outdoor recreational opportunities. The Marina, Lake Grounds and waterfront cafés and restaurants are all within easy reach,

providing a vibrant social and leisure scene. Portishead town centre offers a wide selection of amenities including supermarkets, independent shops, cafés, bars, restaurants, medical facilities and leisure services, making the area ideal for day-to-day living. Connectivity is set to improve further with the highly anticipated Portishead rail line, which will reintroduce direct passenger services to Bristol Temple Meads, significantly enhancing commuting links to Bristol and the wider region. The proposed Portishead train station will be within comfortable walking distance of the property, adding long-term appeal for both homeowners and investors.

### Useful Information

Local Authority: North Somerset Council – Tel: 0193478887888

Council Tax Band: E

Tenure: Freehold

Broadband & Connectivity: Superfast

fibre broadband widely available; some ultrafast/gigabit connections possible; 4G/5G mobile coverage excellent

Walking Distance to Portishead High Street: Approx. 0.7–1.0 miles / 15–20 minutes on foot

Schools: Close to Trinity Primary School and other local primary and secondary options, including Gordano School

Nature & Leisure: Near Nature Reserve, Marina, Lake Grounds, waterfront walks, cafés and restaurants

Amenities: Supermarkets, shops, medical facilities, gyms, restaurants and local services all within easy reach

Transport & Connectivity: Easy access to the M5 (Junction 19); within comfortable walking distance of the proposed Portishead train station.



- Executive Detached Family Home

- 3 Reception Rooms

- Walking Distance to Town Centre Approx. 0.7–1.0 miles / 15–20 minutes on foot

- Owned Solar Panels & EV Charging Point

- Extended From Original Design

- Stylish Kitchen/Breakfast Room

- Approximately 2262 SQ FT

- 4 Double Bedrooms (2 En-Suites)

- Highly Regarded Road

- Close To Schools/Amenities/Nature Reserve/Proposed Train Station



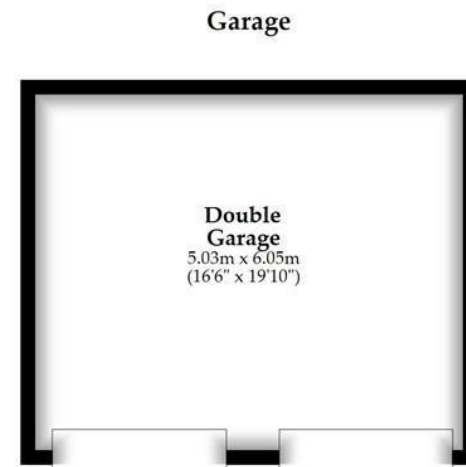
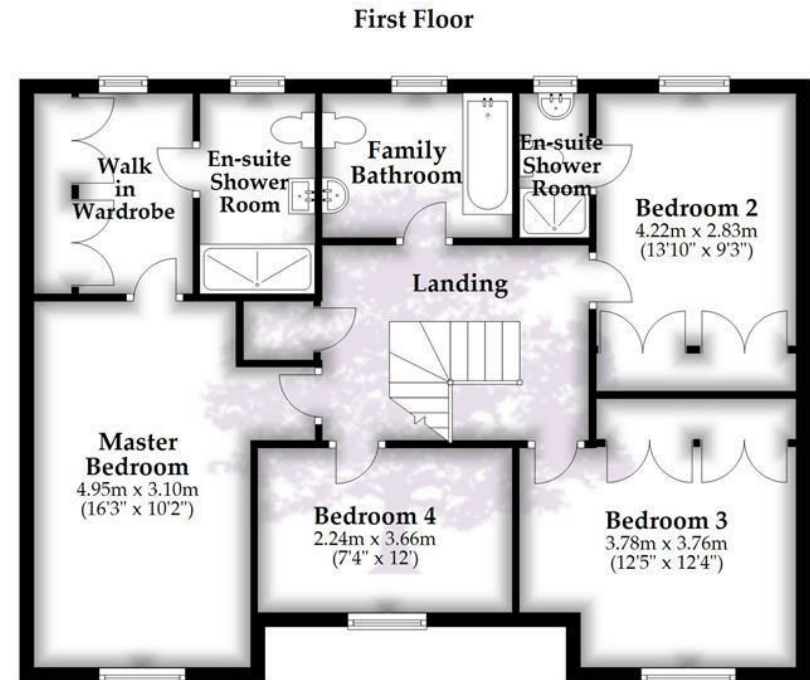
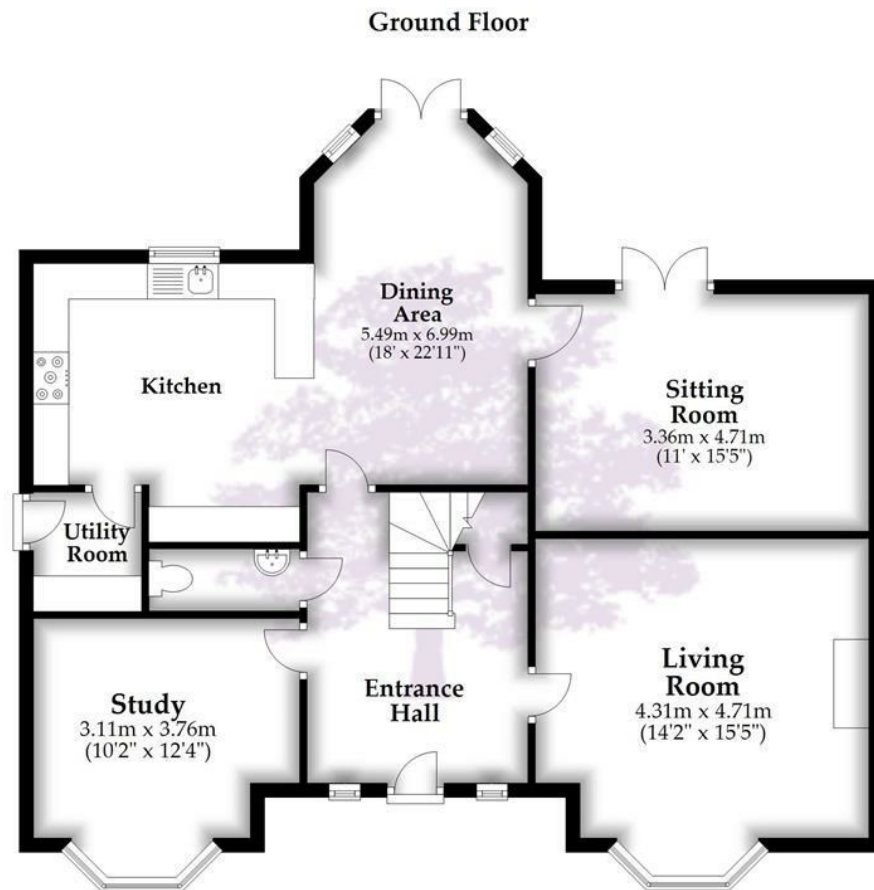






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Total area: approx. 210.1 sq. metres (2262.0 sq. feet)

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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## LAND & NEW HOMES

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These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



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