



1 MEADOW DRIVE,
WESTON-IN-GORDANO, BS20 8PS

**GOODMAN
& LILLEY**







1 MEADOW DRIVE

WESTON-IN-GORDANO BS20 8PS

GUIDE PRICE

£450,000

A substantial three bedroom detached bungalow (1,651sq ft) sitting on a generous level plot with well-maintained, attractive gardens & occupying a delightful village position within the highly acclaimed Gordano Valley.

This spacious detached bungalow forms a part of a small cul-de-sac on the fringe of Weston in Gordano, situated equidistantly between Portishead & Clevedon. The accommodation offers a versatile layout including three bedrooms, sitting room, conservatory, kitchen/dining room, wet room and separate cloakroom. The double garage and also the space around the property provides a viable opportunity to increase the overall footprint of the property if so desired. (subject to the necessary planning permissions)

The gardens are the crowning feature to this wonderful property which lie to the rear and side of the property and enjoy a sunny orientation with views down through the Gordano Valley. The gardens are predominantly laid to an expanse of manicured lawns and established borders with an array of flowering shrubs and specimen trees. A deep paved patio seating area extends across the side and rear of the property providing the ideal place to sit back and entertain family and friends during the warmer summer months whilst enjoying the countryside vistas this fine home has to offer. The property benefits from a double width driveway with space for numerous vehicles.

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 Pub. 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 all be found in Clevedon.

If you enjoy the countryside and especially walking, Weston-In-Gordano nestles in the heart of the beautiful Gordano Valley and is on the Weston Moor Nature reserve. Walking through or walking over the moor (using the permissible routes) will take you to other areas of this stunning valley. Access to the Bristol Channel coastal path is also a short walk away.

Gordano and Clevedon secondary schools are just

a short drive in either direction with junctions 19 & 20 of the M5 motorway easily accessible from the village.

Transport Links

Bristol City Centre is situated approximately 13 miles away with Temple Meads railway station offering direct transport to central London. Portishead is situated near Junction 19 of the M5 motorway, allowing excellent links to the national motorway network, Bristol Parkway station and shopping at Cribbs Causeway. Bristol International Airport offers daily flights to Europe and can be found approximately 13 miles to the Southwest.

Accommodation Comprising

Entrance Hall

Secure uPVC double glazed door and window combination opening to the entrance hall, radiator, two storage cupboards, doors opening to:

Living Room

A light-filled and spacious reception room with large patio doors leading into the conservatory, uPVC double glazed window to side aspect, radiator.

Kitchen/Dining Room

Fitted with a matching range of eye, base level units with worktop space over. inset 1 1/2 stainless steel sink with mixer swan tap and single drainer, fitted electric fan assisted oven, four ring electric hob with extractor hood above, space for

fridge freezer, dishwasher and washing machine. uPVC double glazed windows and door combination opening to the rear garden.

Master Bedroom

A spacious principal bedroom with uPVC double glazed window to rear aspect, fitted double wardrobes, radiator.

Bedroom Two

uPVC double glazed window to rear aspect, fitted double wardrobes, radiator.

Bedroom Three

uPVC double glazed window to front aspect, radiator.

Wet Room

Walk-in shower with both drench shower head and hand held shower attachment, tiling to splash prone areas, uPVC double glazed window to front aspect, extractor fan, heated towel rail.

Cloakroom

Fitted with a low-level WC, vanity wash hand basin with storage beneath, obscured uPVC double glazed window to front aspect, radiator.

Outside

The gardens are the crowning feature to this wonderful property which lie to the rear and side of the property and enjoy a sunny orientation with views down through the Gordano Valley. The gardens are predominantly laid to an expanse of manicured lawns and established borders with an

array of flowering shrubs and specimen trees. A deep paved patio seating area extends across the side and rear of the property providing the ideal place to sit back and entertain family and friends during the warmer summer months whilst enjoying the countryside vistas this fine home has to offer.

Double Garage & Driveway

The property benefits from a double width driveway with space for numerous vehicles. The garage is accessed two doors, one manual and one electric, providing an ease of access. light and power connected, secure door opening to the rear garden.



- Detached Family Bungalow
- Established Gardens & Grounds
- Further Potential To Extend (STPP)
- Three Bedrooms
- Double Garage & Driveway
- Cosmetic Improvement Required
- Approaching 1500 Sq Ft
- Idyllic Village Location
- Chain Free



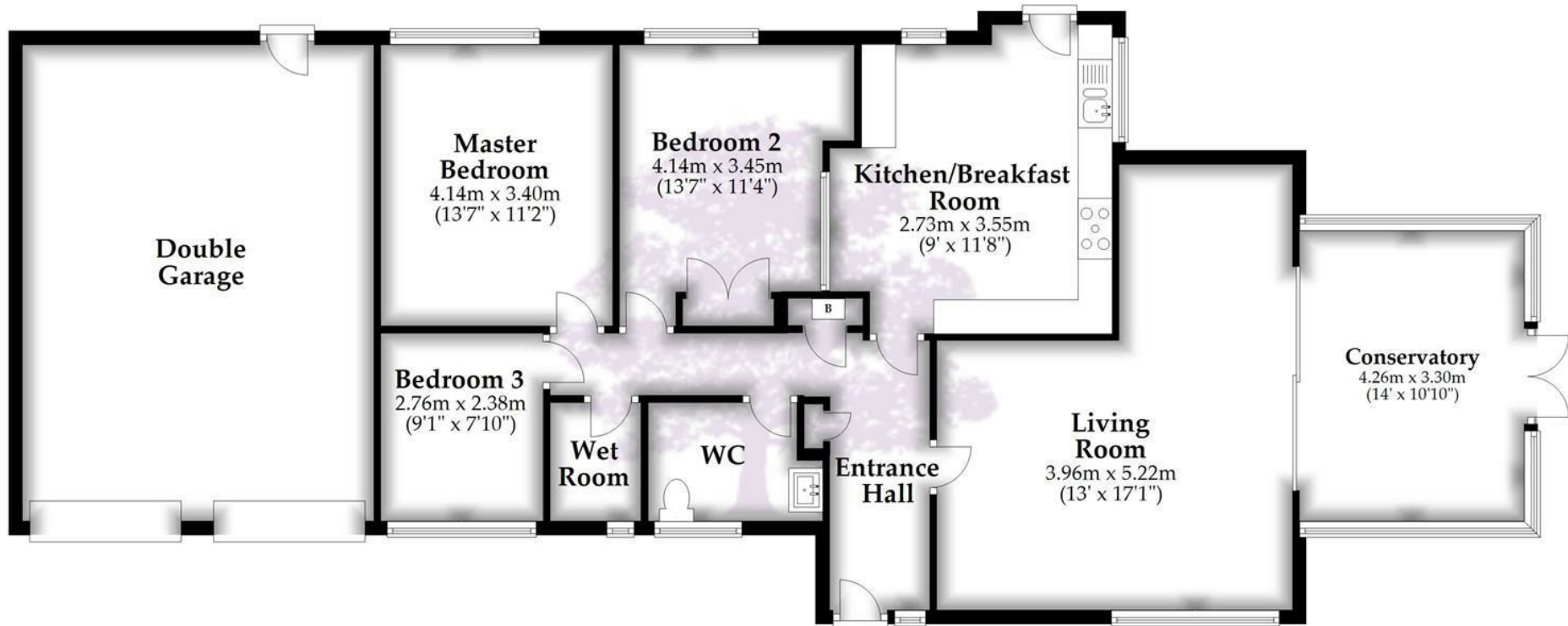


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Ground Floor

Approx. 153.4 sq. metres (1651.3 sq. feet)



Total area: approx. 153.4 sq. metres (1651.3 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 PlanUp.

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