



MAGGS
& ALLEN

65 THE BREACHES
EASTON-IN-GORDANO, BS20 0LY
£595,000

A thoughtfully-extended, bright and spacious family home offering four generous bedrooms, two reception rooms, parking and a south-easterly facing rear garden. Located within a quiet road in Easton-in-Gordano.

Approach

From The Breaches, a block-paved driveway offers parking for two vehicles and leads to the front door, with a further pathway leading to the side access. The front boundary is screened by a mature front garden, comprising a range of established shrubs ensuring privacy.

Ground Floor

Entering into an inviting entrance hall, with oak herringbone effect flooring throughout as well as access to the downstairs WC, storage cupboard and built-in understairs storage. Spanning the depth of the house, a large, twin-aspect sitting room offers ample living space, with sliding doors opening onto a tranquil patio area.

The kitchen/diner is also well-sized, comprising a range of wall and base-mounted units with butchers block work surfaces and shaker style fronts. Integrated appliances include a fridge, electric oven, gas hob, dishwasher and porcelain sink with drainer. There is copious space for a dining table, as well as access to a useful utility room built to house an additional fridge/freezer, washing machine and tumble dryer. Sliding doors open from the kitchen to the rear garden.

Off the kitchen/diner, the garage has been converted to create a fantastic second sitting room, which could also be utilised for formal dining.

First Floor

Upstairs, you will find four generous bedrooms; the first of which is a sizeable double with built-in wardrobes spanning one wall, and a large window opposite allows natural light to flood the space. Bedrooms 2 & 3 also benefit from built-in storage.

The family bathroom encompasses a three-piece suite of large bath, toilet and sink, with twin frosted glass windows to the front aspect. Heading through to the extension, you will find a second shower room comprising a shower cubicle, toilet and sink. Bedroom 4 also sits within the extension, and will accommodate a double bed.

Rear Garden

Outside, you will find a beautifully-maintained rear garden, which is south-easterly facing and benefits from sunlight throughout the day. The garden is primarily laid to lawn, with well-manicured borders to the boundaries and a patio area with pergola offering excellent entertainment space.



Location

Easton-in-Gordano is a picturesque village located in North Somerset, nestled within the scenic Gordano Valley and just a short distance west of Bristol. Surrounded by rolling countryside and woodlands, the village offers a charming blend of rural tranquility and easy access to urban amenities.

Historically part of the Portishead and North Weston parish, Easton-in-Gordano retains a strong sense of community with local landmarks such as the historic St George's Church, traditional pubs like The Kings Arms, and well-regarded primary schools. The nearby M5 motorway makes it a popular spot for commuters, while the abundance of walking trails, wildlife, and nearby attractions like the Avon Gorge and the Severn Estuary appeal to nature lovers and families alike.

Easton-in-Gordano is part of the larger civil parish of Pill and Easton-in-Gordano, offering both a peaceful village atmosphere and a well-connected location—ideal for those looking to enjoy the best of both rural and suburban life.

Schools

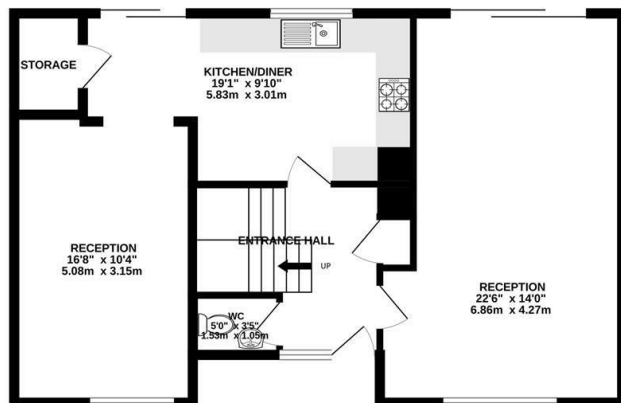
Crockerne Church of England Primary School - Distance: 0.47 miles

St Mary's Church of England Primary School, Portbury - Distance: 0.86 miles

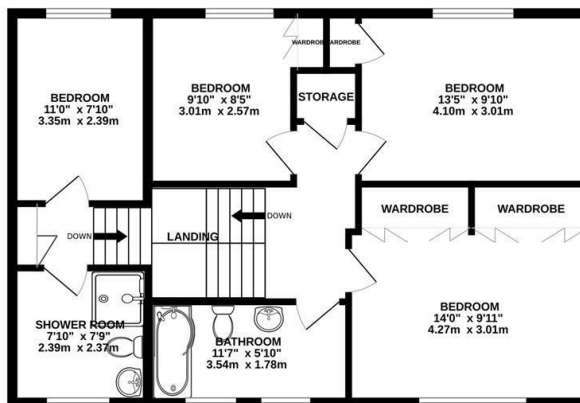
St Katherine's School - Distance: 0.97 miles



GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- An immaculate four-bedroom detached home
- Quiet village location
- Two spacious reception rooms
- Private, south-easterly facing rear garden
- Off-road parking
- Beautifully presented throughout
- Convenient location for access to Bristol centre and major transport links
- Two bathrooms and ground floor WC

Guide Price: £595,000

Tenure: Freehold

Council Tax Band: E

EPC Rating:

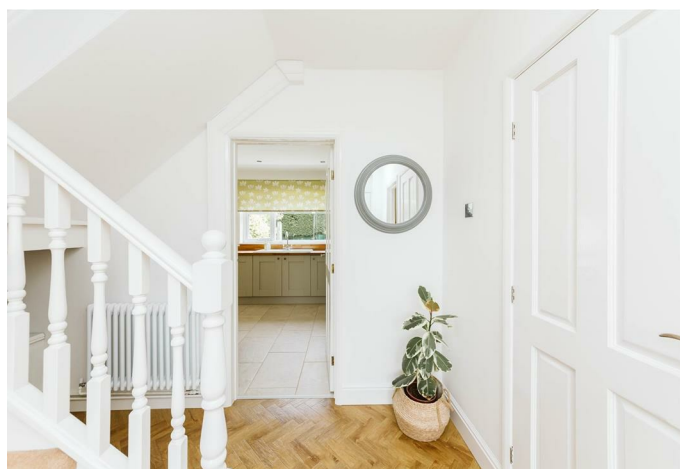
Local Authority: North Somerset Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

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