



MAGGS  
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5 BERWICK CLOSE  
EASTER COMPTON, BRISTOL, BS35 5SG  
£725,000

An executive, detached four-bedroom family home set in a picturesque, rural village just outside of Bristol. Offering four double bedrooms, generous living space, double garage and striking countryside views.

#### Vendor's Comments

"This has been a superb family home in a very peaceful location, with lovely views of the countryside and provides quick easy access to shops and main traffic routes. I shall be very sorry to leave this wonderful house and semi rural location."

#### Approach

Tucked away at the end of a small cul-de-sac of three detached homes, the property is accessed via a sweeping driveway providing off-street parking for multiple vehicles. The remainder of the frontage is laid to lawn, with mature shrubs and side access to the rear garden.

From the driveway, the double garage is accessible via motorised up-and-over doors.

#### Ground Floor

Entering into a wide entrance hall, providing access to a ground floor WC, understairs storage cupboard, and in turn the principal rooms.

The first of which is a bright, double-aspect sitting room featuring a gas fireplace with stone surround, and French doors opening to the rear garden. Adjacent, a second reception room benefits from triple-aspect views, and is utilised by the current owners as a second sitting room - but could also provide an ideal space for formal dining.

Towards the end of the hallway, you will find a light-filled kitchen/diner comprising a range of wall and base-mounted units with granite work surfaces and upstands. Integrated appliances include a dishwasher, double electric ovens, electric hob with extractor and a double under-mount sink with draining grooves. Ample space is available for a dining table, and a window offers pleasant views over the rear garden. Off the kitchen, the utility room provides further base-mounted units, also with granite work surfaces, and incorporates a second undermount sink, with space and plumbing for a washing machine and tumble dryer. Doors open to the double garage and rear garden.

Completing the ground floor is a useful study or home office, which could also double as an occasional fifth bedroom if required.



## First Floor

Ascending to the first floor landing, you will find access to the airing cupboard, as well as the family bathroom and all four bedrooms.

Bedroom 1 is an excellent size, with fitted wardrobes and stunning views across the neighbouring countryside. This room benefits from an en-suite shower room, encompassing a three-piece suite of large shower cubicle, toilet and sink unit providing a range of storage cupboard and drawers.

Bedroom 2 benefits from similar rear-aspect views, whereas Bedrooms 3 & 4 overlook the front garden and offer ample space for a double bed. Bedroom 4 similarly offers a built-in double wardrobe.

Completing the first floor is a contemporary four-piece family bathroom, comprising a suite of large bath, corner shower unit, toilet and sink with a range of fitted storage options.

## Rear Garden

Perhaps one of the best features of the property is the garden; backing directly onto local farmland, with uninterrupted views across fields and woodland creating a sense of privacy.

The garden is primarily laid to lawn with well-manicured borders and flowerbeds, with patio seating areas placed so that the sun can be enjoyed throughout the day. Deceptively spacious, the gardens stretch across the rear elevation and along the sides of the house.

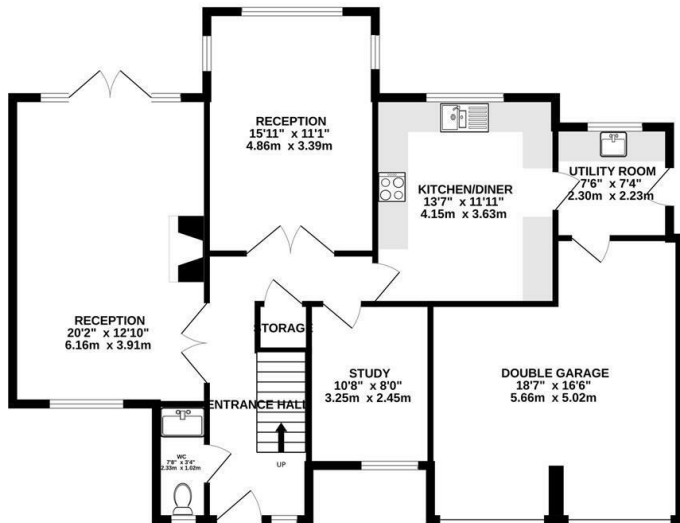
There is also the added benefit of a summerhouse and large shed for garden storage.

## Location

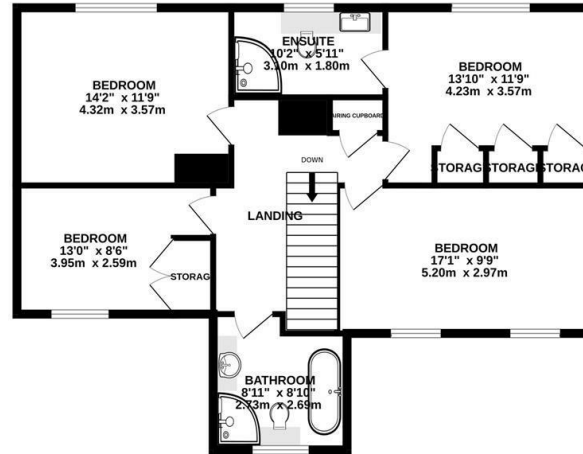
Easter Compton is a small village located in South Gloucestershire, England, just north of the city of Bristol. Nestled within the Severn Vale, it retains a rural charm while benefiting from its proximity to urban amenities. The village features a mix of traditional stone cottages and more modern homes, giving it a characterful yet evolving feel. At its heart is a tight-knit community centered around a village hall, a local shop, and the historic All Saints Church. Easter Compton is also known for The Venue, a local events and music space, and its closeness to attractions like The Wave, an inland surfing destination. With its blend of countryside tranquility and easy access to Bristol and the M5 motorway, Easter Compton offers both peaceful living and strong connectivity.



**GROUND FLOOR**  
1154 sq.ft. (107.2 sq.m.) approx.



**1ST FLOOR**  
858 sq.ft. (79.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2012 sq.ft. (186.9 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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- Tucked away at the end of a quiet cul-de-sac of three executive homes
- Four double bedrooms, with a master suite benefiting from an en-suite shower room
- Two large reception rooms
- Ground floor study and utility room
- Well-maintained throughout
- Double garage with motorised doors
- Set within a sizeable plot, with large gardens to front and rear
- Picturesque, countryside views
- Located in a quiet, rural village just north of Bristol

**Guide Price:** £725,000

**Tenure:** Freehold

**Council Tax Band:** G

**EPC Rating:** D

**Local Authority:** South Gloucestershire 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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