



MAGGS  
& ALLEN

PLOT 4, BACKWELL VIEW LONG LANE

BACKWELL, BRISTOL, BS48 3DE

£1,100,000

A substantial (approx. 3126 sq.ft.) new build four-bedroom property with double garage and extensive outside space, comprising part of the Backwell View development. With far-reaching views of North Somerset and beyond, this stunning high specification property is offered with no onward chain.

### Accommodation

Entered via the kitchen/diner (one of four entrances into the property), notable is the impressive size of the space - accentuated by large floor-to-ceiling windows and the dual aspect nature of the room. The kitchen comprises a range of a base and wall-mounted units with integrated appliances, sizeable island with breakfast bar.

The kitchen/diner leads through a large opening into a sizeable reception, also with large floor-to-ceiling windows and dual aspect and its size makes for a superb space to entertain or relax. High quality hard flooring runs through the space to provide a modern feel.

The hallway and landing are bathed in natural light as a result of large windows on two elevations, the front overlooking the driveway, wild flower fields and a stunning view beyond.

Each of the four bedrooms are well-proportioned, with three having their own en suite fitted with high quality fixtures, and a further fourth guest bathroom.

Completing this exceptional home is a secure double garage with power and an additional ground-level parking space to the rear.

\*Please note some of the marketing material comprises use of AI and CGI.

### Development

Backwell View is an exclusive, gated development comprising four luxury new-build dwellings. Each of the four dwellings are uniquely designed, but all offering a quite stunning view across North Somerset, the Severn Estuary and on a clear day the hills of Monmouthshire in the distance.

The properties have been designed with ecological value and energy efficiency in mind, using sustainable materials. Roof gardens - featuring on all four properties - have been designed to continue the ecological theme and also aid rainwater retention on the site.

The development will have a mix of wild flower planting specified to maximise all-year round visual and ecological value.

### Location

Located 7 miles outside Bristol and with direct trains from Nailsea & Backwell Train Station, the village of Backwell is a south-after location offering convenience for commuters and an abundance of stunning countryside offering impressive walks, including Backwell Lake.

Within the area there are a number of highly regarded state schools, as well private schools within close proximity. This along with the wonderful community offered by Backwell means it is an area popular with families.

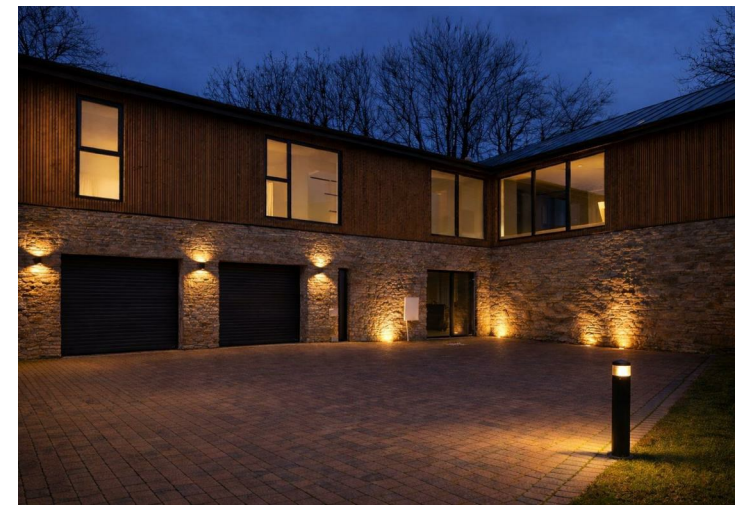
### Schools

Backwell Church of England Junior School - Distance: 0.96 miles

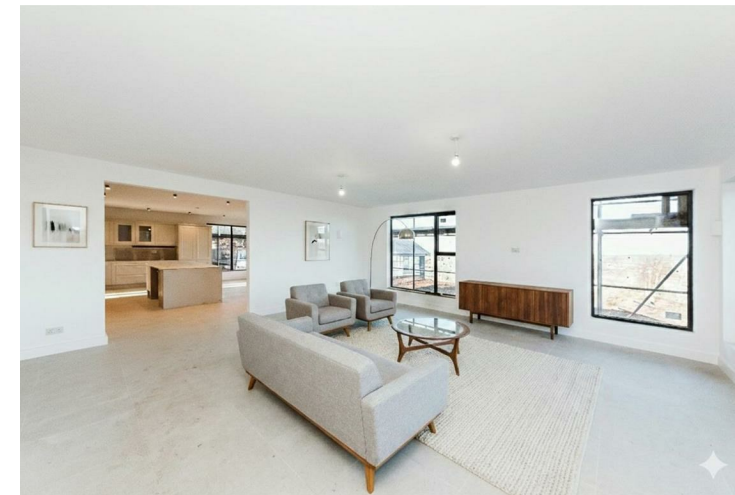
West Leigh Infant School - Distance: 1.29 miles

Backwell School - Distance: 1.31 miles

The Downs Preparatory School - Distance: 4.35 miles



# BACKWELL VIEW



- A prime four-bedroom property comprising part of brand new development
- Offering a substantial footprint in the region of 3164 sq.ft.
- Boasting incredible, far-reaching views of North Somerset and beyond
- An exclusive development of only four new dwellings
- Double garage with power
- Solar panels and underfloor heating
- Four bathrooms
- Excellent storage options
- Stunning living spaces with floor-to-ceiling windows
- 10 year new build guarantee

**Guide Price:** £1,100,000

**Tenure:** Freehold

**Council Tax Band:** TBC

**EPC Rating:** A

**Local Authority:** North Somerset

**Viewing:** By appointment only

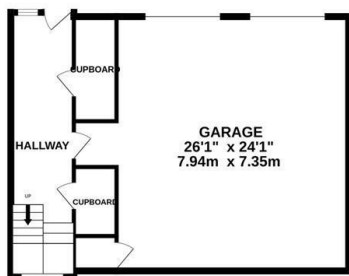
**Contact Us:** 0117 949 9000

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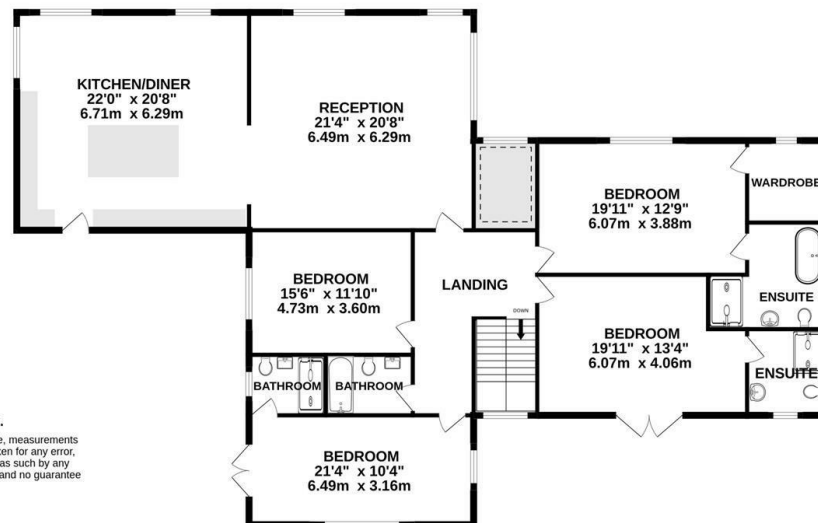


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**LOWER GROUND**  
778 sq.ft. (72.3 sq.m.) approx.

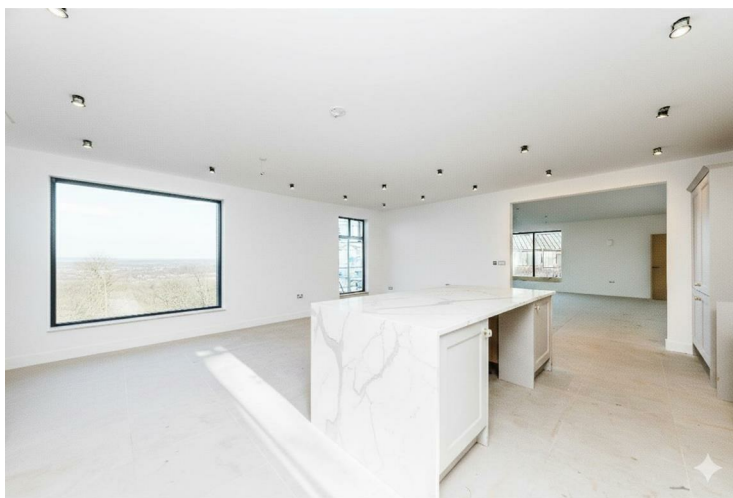


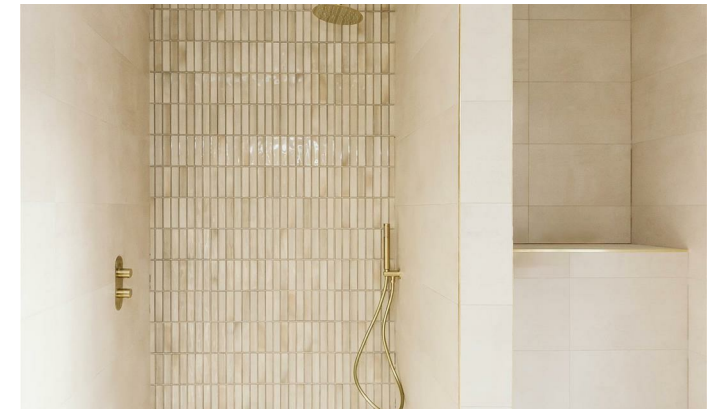
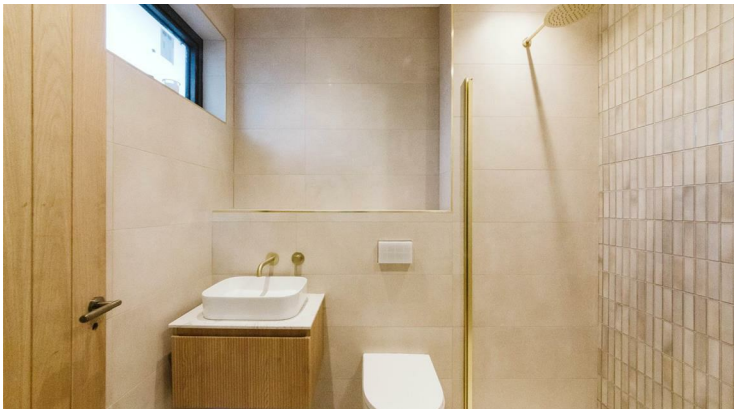
**GROUND FLOOR**  
2358 sq.ft. (219.0 sq.m.) approx.



**TOTAL FLOOR AREA :** 3136 sq.ft. (291.3 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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