



2A FERNLEA GARDENS, EASTON-IN-GORDANO, BS20 0JF





# 2A FERNLEA GARDENS

## EASTON-IN-GORDANO BS20 0JF

- Price Guide £850,000-£870,000.
- Generous reception rooms
- Traditional kitchen with pantry
- Five bedrooms and study
- Private landscaped gardens
- Galleried sitting area & Striking vaulted entrance hall
- Sitting room and dining room
- Separate utility room
- Ground floor principal bedroom
- Sunken garden and stream

### SUMMARY

a highly distinctive residence combining architectural merit, generous and adaptable accommodation, and beautifully established gardens. The house offers impressive scale and character, with a layout capable of meeting a wide range of present and future needs. It is presented in a condition suitable for immediate occupation, while also offering considerable scope for a future owner to enhance, modernise and personalise the property over time. The result is a home of genuine individuality, set within mature and private grounds, and offering a rare blend of space, tranquillity and long-term potential.

### DESCRIPTION

Upon entering the property, one is immediately struck by the exceptional sense of space, light and architectural distinction. The impressive vaulted entrance hall creates a refined and memorable first impression, rising dramatically above and drawing an abundance of natural light deep into the interior. It establishes an immediate atmosphere of openness, calm and serenity, setting the tone for the rest of the home. Overlooking this striking entrance is a galleried sitting area, an elegant and highly versatile additional reception space which could serve equally well as a library, studio, snug, reading room or private retreat. From here, a balcony enjoys attractive views across the gardens, further enhancing the connection between the house and its beautiful setting.

The principal reception rooms are generously proportioned and thoughtfully arranged, offering excellent levels of natural light and a graceful flow between spaces. The sitting room opens seamlessly into the dining room, creating an elegant and cohesive arrangement ideally suited to both relaxed family life and more formal entertaining. Whether hosting larger gatherings, enjoying quiet evenings at home or simply making use of the day-to-day living space, these rooms offer a pleasing balance of comfort and refinement. Throughout the property, there is a prevailing sense of warmth, proportion and sophistication, with each room contributing to the overall character of the home.

Situated to the front of the house is a substantial traditional kitchen, full of charm and practicality. Complemented by a pantry and separate utility room, it provides the scale and functionality expected of a family home of this calibre. Thoughtfully arranged and generous in size, the kitchen offers ample space for everyday use while retaining a welcoming and characterful ambience. It is easy to imagine this as the natural heart of the house: a place for informal breakfasts, family conversation and practical daily living, with the adjoining pantry and utility ensuring the main kitchen remains both useful and uncluttered.

The accommodation is notably flexible and extensive, comprising five bedrooms, a dedicated study and three bathrooms. This arrangement lends itself to a wide variety of lifestyles and requirements, whether for a growing family, visiting guests, multi-generational living or those seeking comfortable and permanent space for home working. The dedicated study provides a valuable separate room away from the principal living areas, while the bedroom layout allows future owners considerable freedom in how the spaces are used. Bedrooms could readily be adapted as guest suites, hobby rooms, dressing rooms or additional workspaces, depending on individual needs.

The principal bedroom is particularly well positioned on the ground floor, offering both privacy and convenience. Its placement provides ease of access and a sense of separation from the remaining accommodation, making it a calm and comfortable retreat. French doors open directly onto the terrace, creating a seamless connection with the gardens and allowing the room to be enjoyed throughout the seasons. In summer, the space benefits from morning light and easy access outdoors, while in the evenings it offers the opportunity to step straight out into the garden and enjoy the tranquillity of the setting.



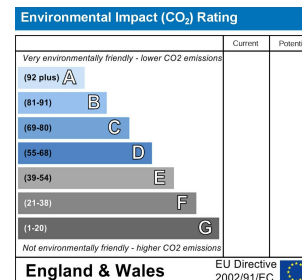
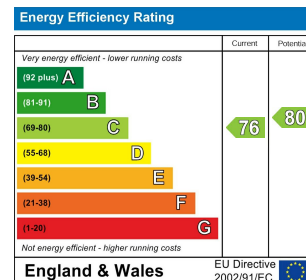
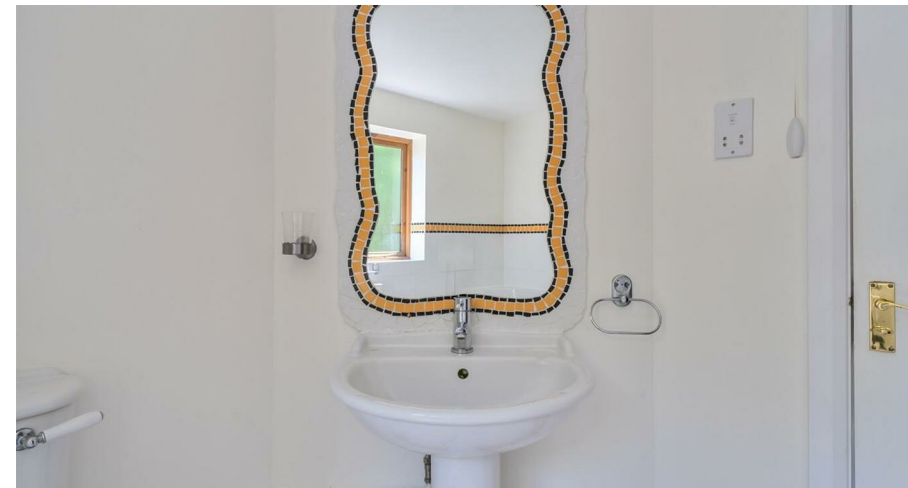


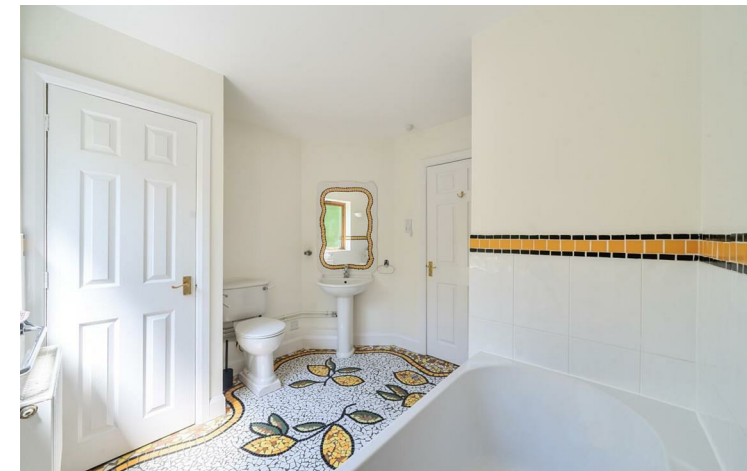


## OUTSIDE

Externally, the gardens represent one of the property's most noteworthy features. Exceptionally private and beautifully landscaped, they provide a genuine sense of seclusion and calm, with established planting creating colour, texture and interest throughout the year. The gardens have been carefully arranged to provide a series of attractive outdoor spaces, each with its own character and purpose. At their centre lies a charming sunken garden, a sheltered and atmospheric setting ideally suited to quiet reflection, summer entertaining or simply enjoying the peaceful surroundings. This area gives the garden a particularly special quality, offering a sense of intimacy and enclosure within the wider grounds.

Along the boundary, a gentle field-fed stream flows beside the garden, introducing movement, sound and an additional sense of calm. This natural feature adds greatly to the atmosphere, giving the grounds a wonderfully restorative quality. The combination of water, mature planting, privacy and thoughtfully arranged landscaping creates gardens of considerable charm and character. There is a pleasing sense of being pleasantly removed from the demands of everyday life, while still enjoying a home that is practical, comfortable and well suited to modern living.





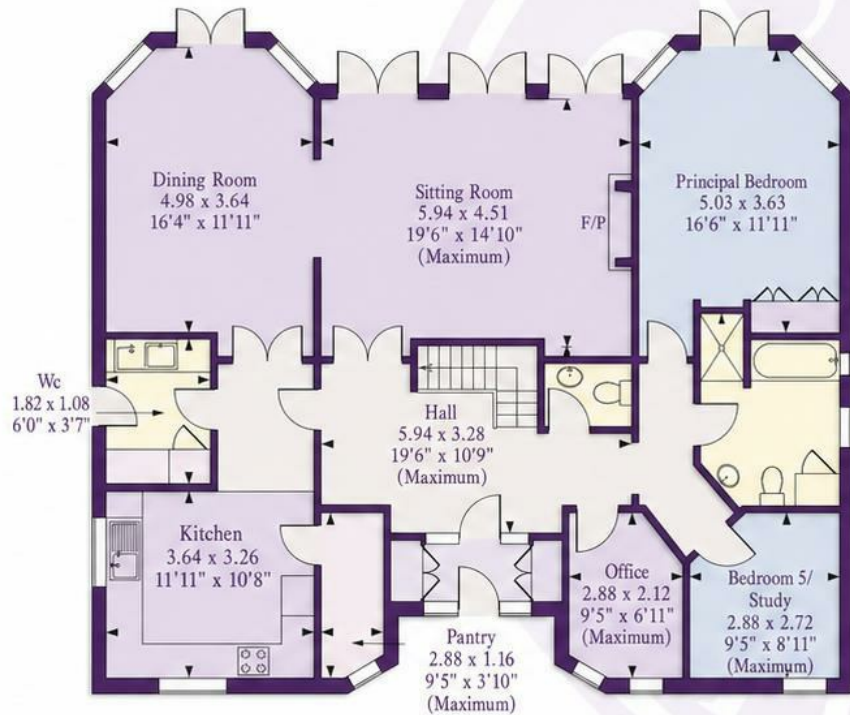
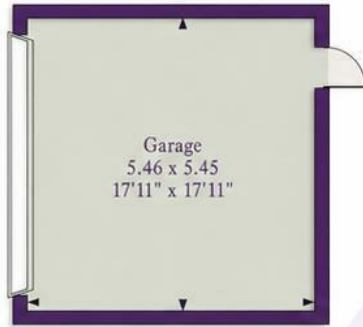
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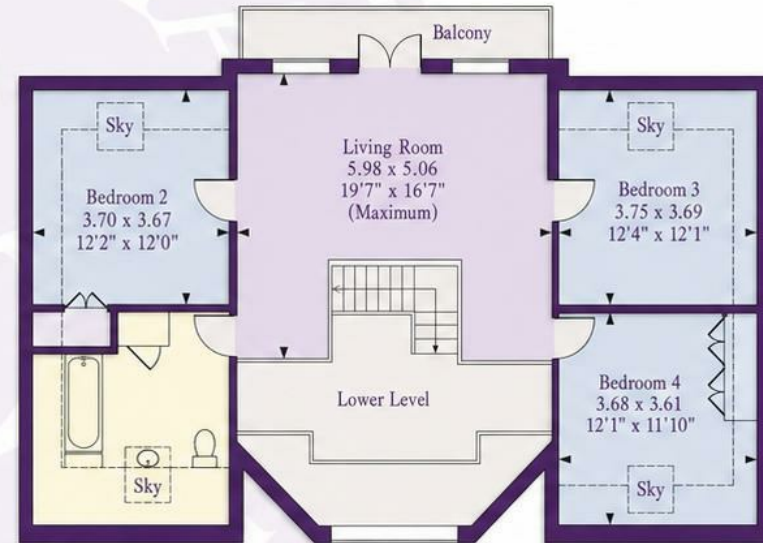
# Fernlea Gardens, Bristol



Approximate Gross Internal Area  
 Main House = 2261 Sq Ft/210 Sq M  
 Garage = 320 Sq Ft/30 Sq M  
 Total = 2581 Sq Ft/240 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐ Denotes restricted head height

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