



11 WESTON ROAD, FAILAND, BS8 3UR



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- 3 bedroom family home
- Gated driveway with ample parking
- Light and spacious rooms
- Sunny living room
- Separate wc
- Large front, side and rear gardens
- Level access
- Modern kitchen diner
- Family bathroom
- Single garage

LOCATION

Failand is a highly regarded village, offering a peaceful setting surrounded by open countryside while remaining exceptionally well connected. Located approximately 3.5 miles from Brunel's iconic Clifton Suspension Bridge, the village provides convenient access to Clifton Village, Bristol city centre and the wider motorway network, making it an excellent choice for commuters and those looking to enjoy both rural and city lifestyles.

Within the village itself are a welcoming community, coffee shop and general store, traditional public house, village hall, church and cricket club. Just two miles away, Long Ashton offers a wider range of everyday amenities, including supermarkets, independent shops, cafés, doctors' and dental surgeries, as well as a selection of highly regarded schools.

For those who enjoy an active lifestyle, the area is particularly well served. Two renowned golf courses and the David Lloyd Health Club are within easy reach, while the nearby Ashton Court Estate provides over 850 acres of parkland, woodland and open countryside with extensive walking, cycling and horse-riding trails. The surrounding countryside, together with excellent transport links and access to Bristol, makes Failand one of the area's most desirable village locations.

ACCOMMODATION

A welcoming entrance hall with French doors opens into a bright entrance hall with doors to all rooms.

The dual aspect living room with a log burner is an elegant and generously proportioned space, enjoying a large picture window with low sills and views over the front garden. This light-filled room creates a relaxed setting for family living and entertaining, leading through to the kitchen and dining area.

The modern kitchen/dining room is also light and bright, fitted with a comprehensive range of wall and floor cabinets. Doors from both the kitchen and dining area open directly onto the rear garden creating a perfect space for indoor-outdoor living.

There are three bedrooms, all well-proportioned and thoughtfully presented. Bedrooms 1 and 2 also benefit from built-in wardrobes.

GARDENS

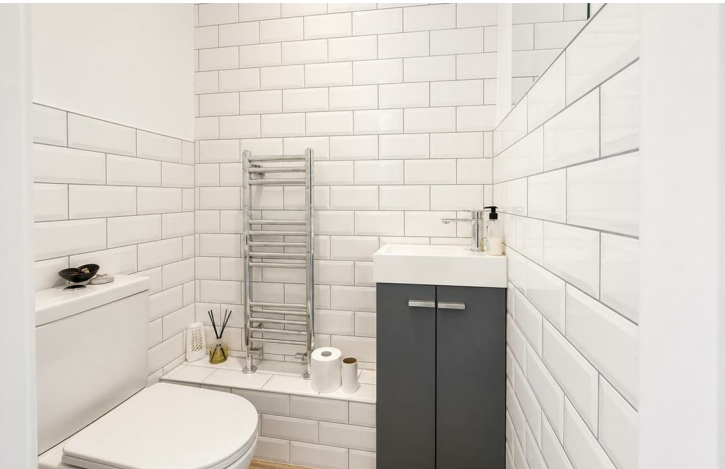
The property is approached through a gated entrance, leading onto an exceptionally long private driveway that provides extensive off-road parking for numerous vehicles. Mature planting borders the garden, where a beautifully established lawn takes centre stage. Filled with a wide variety of trees, shrubs and year-round planting, the front garden creates an attractive and private setting, giving the home a wonderful sense of being surrounded by nature.

A generous south-east facing patio sits to the front of the property, making it an ideal place to enjoy the morning and early afternoon sunshine with a coffee or breakfast while overlooking the garden.

The north-west facing rear garden has been thoughtfully arranged to create a practical and low-maintenance outdoor space. Finished with gravel and complemented by a further patio seating area, it enjoys the afternoon and evening sun, making it an excellent spot for outdoor dining or relaxing later in the day. A gate provides convenient access to the side driveway and the garage, making the space particularly practical for keen gardeners, additional storage or everyday use.

Together, the front and rear gardens offer a balance of established planting, privacy and usable outdoor space, allowing you to enjoy the sun at different times of the day while making the most of the property's generous plot.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

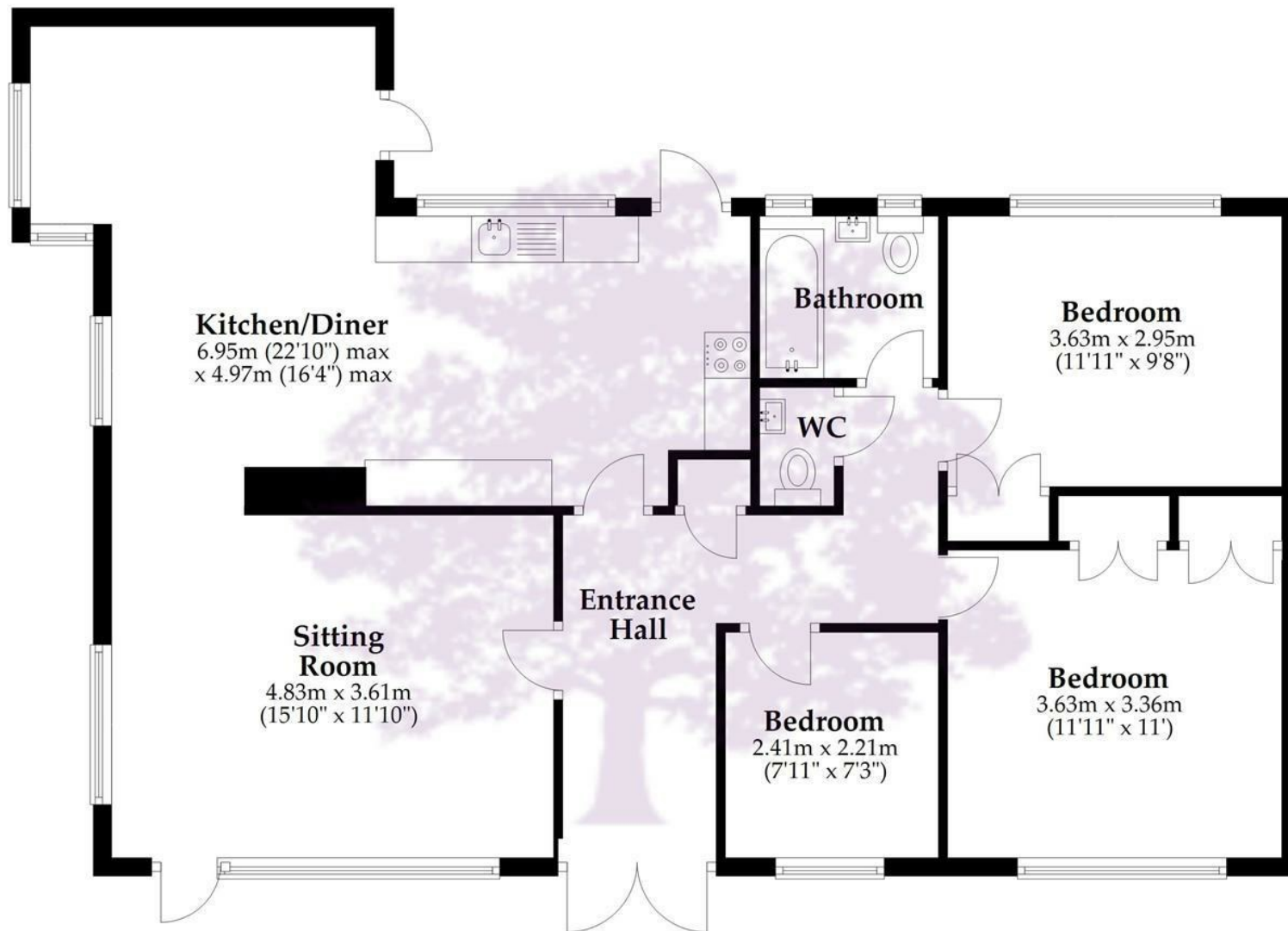


 GOODMAN
& LILLEY



Ground Floor

Approx. 95.9 sq. metres (1032.4 sq. feet)



Total area: approx. 95.9 sq. metres (1032.4 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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