



10 STONEYFIELDS, EASTON-IN-GORDANO, BS20 0LT



STONEFIELDS

, BS20 0LT

- Semi-Detached Family Home
- In Excess Of 1100 SQ FT
- Popular Village Location
- Two Reception Rooms
- Three Double Bedrooms
- Large Rear Garden
- Refurbished Throughout
- Garage & Parking For 3/4 Vehicles

An exceptionally well-presented three-bedroom semi-detached home, beautifully appointed throughout and offering versatile accommodation, an attached garage and a stunning landscaped rear garden, creating an enviable home for modern family living.

The property opens into a bright and welcoming entrance hall, where an oak staircase and matching internal doors introduce the warm, modern finish found throughout. A useful ground-floor cloakroom completes the entrance area, while the principal living room provides an inviting space to relax, enhanced by a striking feature wall and excellent natural light.

At the heart of the home is the contemporary kitchen/breakfast room, fitted with sleek high-gloss cabinetry, contrasting dark work surfaces and a range-style cooker. The kitchen flows naturally into a separate dining area, creating an excellent setting for both everyday family life and entertaining. French doors open directly onto the rear terrace, providing an attractive connection between the house and garden.

A particularly valuable feature is the additional ground-floor room positioned beyond the garage. Currently arranged as a combined home office, gym and utility space, it offers superb flexibility for those working from home or seeking dedicated leisure space. Fitted storage, laundry facilities and direct access to the garden further enhance its practicality.

Upstairs, the landing leads to three well-proportioned bedrooms. The principal bedroom is especially impressive, with extensive fitted wardrobes providing excellent storage, while the remaining bedrooms offer comfortable and adaptable accommodation for family, guests or further home-working space. The family bathroom is finished in a smart contemporary style, with modern sanitaryware, a bath with shower above and coordinated tiling.

Outside, the rear garden has been thoughtfully arranged to provide a superb space for outdoor living. A substantial paved terrace creates an ideal setting for dining, entertaining and relaxing, opening onto a generous, neatly maintained lawn framed by established planting and timber fencing. The result is a private and highly usable garden with plenty of space for both adults and children to enjoy.

To the front, a broad block-paved driveway provides generous off-road parking and access to the attached garage. Taken as a whole, this is a smart, thoughtfully improved home offering an appealing balance of contemporary presentation, flexible accommodation and excellent indoor-outdoor living.







LOCATION

Stoneyfields enjoys an enviable position within the highly regarded North Somerset village of Easton in Gordano, perfectly balancing a peaceful semi-rural setting with excellent access to Bristol and the wider region. Set within the beautiful Gordano Valley and close to the banks of the River Avon, the village offers a strong sense of community, local amenities and an attractive countryside setting.

For commuters, the location is particularly convenient, with Junction 19 of the M5 less than two miles away, providing easy connections towards Bristol, South Wales, the Midlands and the wider West Country. Clifton Village is approximately five miles away, while Bristol Temple Meads and Bristol International Airport are also readily accessible.

The area offers an excellent choice of recreational opportunities, with extensive countryside walks throughout the Gordano Valley, nearby Leigh Woods and Ashton Court. Portishead Marina provides a vibrant waterfront setting with cafés, restaurants and leisure facilities, while a selection of highly regarded golf courses and sporting amenities are within easy reach.

Future Rail Connectivity

A particularly exciting development for the area is the reopening of the Portishead railway line, with a new passenger station at nearby Pill. Construction is now underway, with passenger services planned for winter 2028/29. The restored line will provide an hourly direct service between Portishead and Bristol Temple Meads, with a journey time of around 25 minutes, calling at Pill.

Easton in Gordano and neighboring Pill provide a useful range of everyday amenities, including village shops, pubs, healthcare facilities and schools. The combination of excellent road connections, an attractive countryside setting and significant investment in future rail infrastructure makes this a particularly well-connected and desirable location for both families and commuters.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D – North Somerset Council

EPC: TBC

Services: Mains electricity, gas, water and drainage

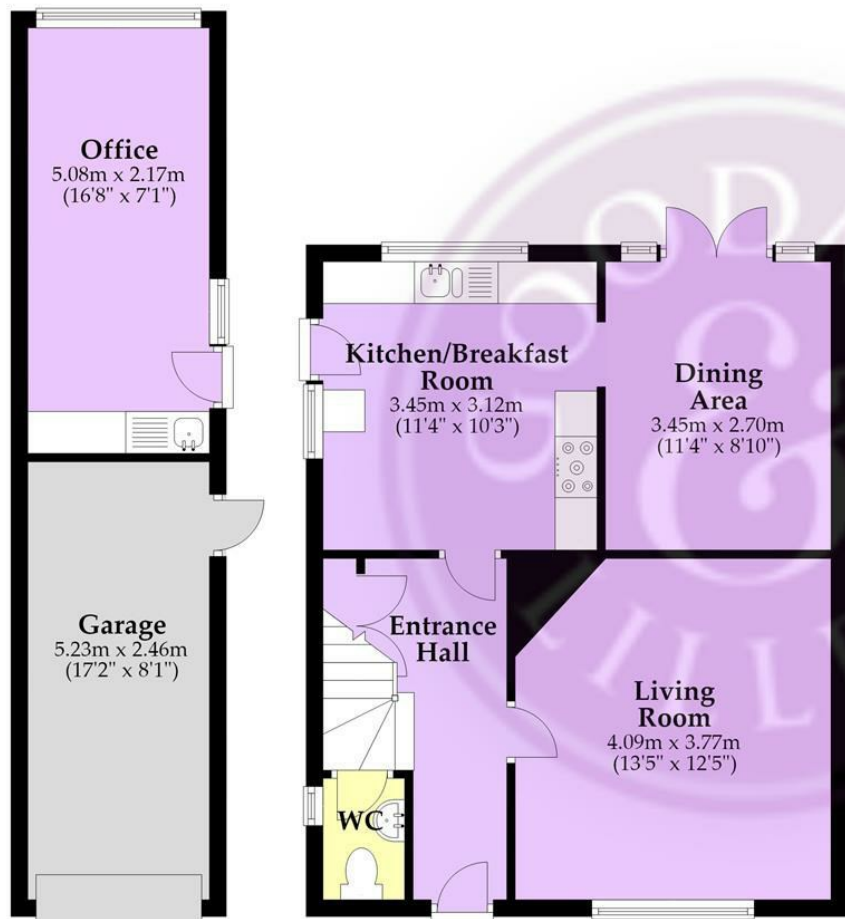
Heating: Gas central heating

Parking: Private driveway and integral garage

Garden: Private enclosed rear garden



BS20 0LT

Ground FloorApprox. 58.7 sq. metres (631.7 sq. feet)
(excluding Office)**First Floor**

Approx. 45.6 sq. metres (491.2 sq. feet)



Total area: approx. 104.3 sq. metres (1122.9 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.

AT A GLANCE

TOTAL SQUARE FOOTAGE: 1122.90 SQ FT

COUNCIL TAX BAND: D

RECEPTION ROOMS: 2

BEDROOMS: 3

BATHROOMS: 1

TENURE: FREEHOLD





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