



MAGGS  
& ALLEN

11 BOWDEN WAY  
FAILAND, BRISTOL, BS8 3XA  
Asking Price £595,000

A superb opportunity to update this generous two/three-bedroom house with sizeable garden and garage. Nestled in a peaceful cul-de-sac in Failand, offering excellent access to the centre of Bristol, and offered with no onward chain.

**Externally**

Located towards the end of a quiet cul-de-sac, 11 Bowden Way enjoys a superb position surrounded by woodland and fields.

A sweeping driveway providing parking space for two or three cars sits adjacent to a well-maintained and pretty front garden, and brick paving leads to the front door as well as providing access via side access to the rear garden.

The secure garage comfortable houses a modern car and has a rear access door too.

To the rear of the property is a low-maintenance level garden, benefitting from an aspect providing sun through much of the day.

**Ground Floor**

Entered via front door into a wide central hallway providing access to the principle rooms, ground floor shower room and understairs storage. Carpeted and decorated neutrally.

To the left is a sizeable lounge with feature fireplace, open-plan to the dining area which sits at the rear overlooking the garden. The dining area in turn has access to the kitchen.

The kitchen is fitted with a range of base and wall-mounted units and comfortable accommodates a range of kitchen appliances. With direct access to the garden, this is a light and bright space.

A shower room with three-piece suite, and third reception/study/third bedroom complete the ground floor.

**First Floor**

The master bedroom - an expansive, dual aspect room - is located on the first floor and is an excellent size that comfortably accommodates plenty of bedroom furniture. The second bedroom is also a double, and benefits from built-in storage. Sat adjacent is the main bathroom, fitted with a three-piece suite including shower-over-bath. Each of these rooms are access from the light and bright landing, whereby there is also access to the loft space (storage only).



## Location

Offering a rural feel with superb access, Failand itself offers a range of amenities, including a café and farm shop, a traditional pub, a village hall, a cricket pitch, and a church. Just 2 miles away, Long Ashton Village adds further convenience with its selection of shops and recreational facilities.

Located approximately 3.5 miles from the iconic Clifton Suspension Bridge, designed by Isambard Kingdom Brunel, this historic landmark provides direct access to Clifton Village, renowned for its stylish boutiques, trendy bars, and diverse restaurants, as well as its proximity to Bristol's vibrant city centre.

For leisure enthusiasts, there are two well-regarded golf courses within 1.5 miles, along with the Audley Redwood Leisure Facility and the David Lloyd Sports & Leisure Club. The nearby Ashton Court Estate is a well-regarded and popular open green space popular for dog walkers and cyclists.

The village enjoys excellent transport links, with Junction 19 of the M5 just 4 miles away and Bristol International Airport within 7.5 miles.

## Schools

Flax Bourton Church of England Primary School - Distance: 1.28 miles

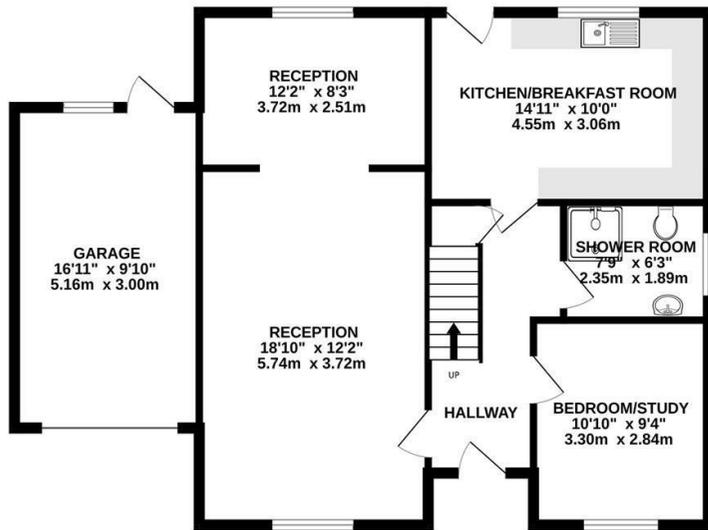
Birdwell Primary School - Distance: 1.64 miles

Wraxall Church of England Primary School - Distance: 1.81 miles

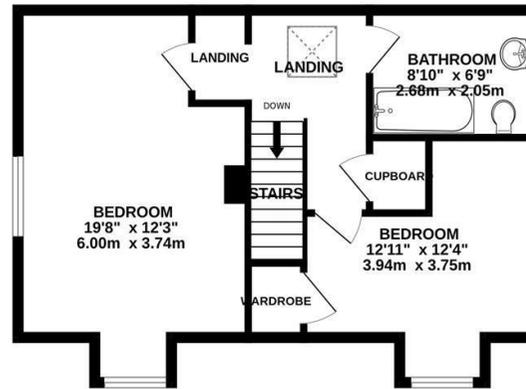
The Downs Preparatory School - Distance: 2.09 miles



**GROUND FLOOR**  
886 sq.ft. (82.3 sq.m.) approx.



**1ST FLOOR**  
495 sq.ft. (45.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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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- Two/three-bedroom house
- Two/three reception rooms
- Sizeable, flat garden with good aspect
- Secure, private garage plus off-street parking for multiple cars
- Quiet cul-de-sac location
- An opportunity to update and personalise to taste
- Excellent access to the city centre and major transport links
- No onward chain

**Guide Price:** £595,000

**Tenure:** Freehold

**Council Tax Band:** E

**EPC Rating:** E

**Local Authority:** North Somerset

**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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60 Northumbria Drive, Henleaze, Bristol, BS9 4HW

0117 949 9000

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk) | [agency@maggsandallen.co.uk](mailto:agency@maggsandallen.co.uk)



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