



Willow Lodge , 1 Station Road, Flax Bourton

Guide Price £650,000



Willow Lodge, 1 Station Road

Flax Bourton, Bristol

Willow Lodge is a four-bedroom detached home offering generous living space, a practical layout and an established rear garden. Positioned in the village of Flax Bourton, it is well placed for local schooling, countryside walks and access into Bristol.

The entrance hall provides access to the main ground floor rooms, with useful understairs storage and a WC. To the left, the living room runs the full depth of the house and features wood flooring, a log burner and a large window to the front. French doors open directly onto the patio and rear garden, connecting the room with the outside space during the warmer months.





Room to cook, dine and relax

Across the hall is the open-plan kitchen, dining and family room. Quartz worktops and integrated appliances complement white cabinetry, while the central island provides additional preparation space and breakfast seating. There is ample room for a dining table and a separate seating area, allowing the room to work well for everyday family life as well as entertaining.

Adjoining the kitchen is a practical utility room with further storage and access to the garden. A separate storage room provides additional space, while the conservatory at the rear overlooks the garden and is a great place to relax year-round.



A south west facing garden

French doors from the living room open directly onto the patio, connecting the house with the south west facing rear garden. The patio provides plenty of room for outdoor seating and dining, with a raised lawn beyond.

The garden has been carefully landscaped with established borders, mature trees and an attractive stone wall. A garden shed provides useful storage, with side access between the front and rear.





Four bedrooms with character

Built in 2009, the house provides good room sizes across both floors, with four well-proportioned bedrooms on the first floor.

The main bedroom includes a dressing area and en suite. There are two further double bedrooms and a generous single bedroom, giving families flexibility as their needs change.

The remaining bedrooms are served by the family bathroom. The vaulted ceilings do not compromise the space and instead add character to the first floor.



Living in Flax Bourton

Flax Bourton is a popular village to the south west of Bristol, combining a country setting with convenient access to the city. It has an active community, with a village hall, church, local pubs and cricket ground. Flax Bourton C of E Primary School is within the village, while Backwell School is also within easy reach.

Regular bus services provide connections towards Bristol, while Nailsea and Backwell railway station is a short drive or cycle away.

The surrounding countryside offers public footpaths, bridleways and woodland walks through Bourton Combe. The nearby North Somerset Showground hosts the annual North Somerset Show and other events throughout the year.

Material Information:

- Council Tax Band: F
- Tenure: Freehold
- EPC Rating: D



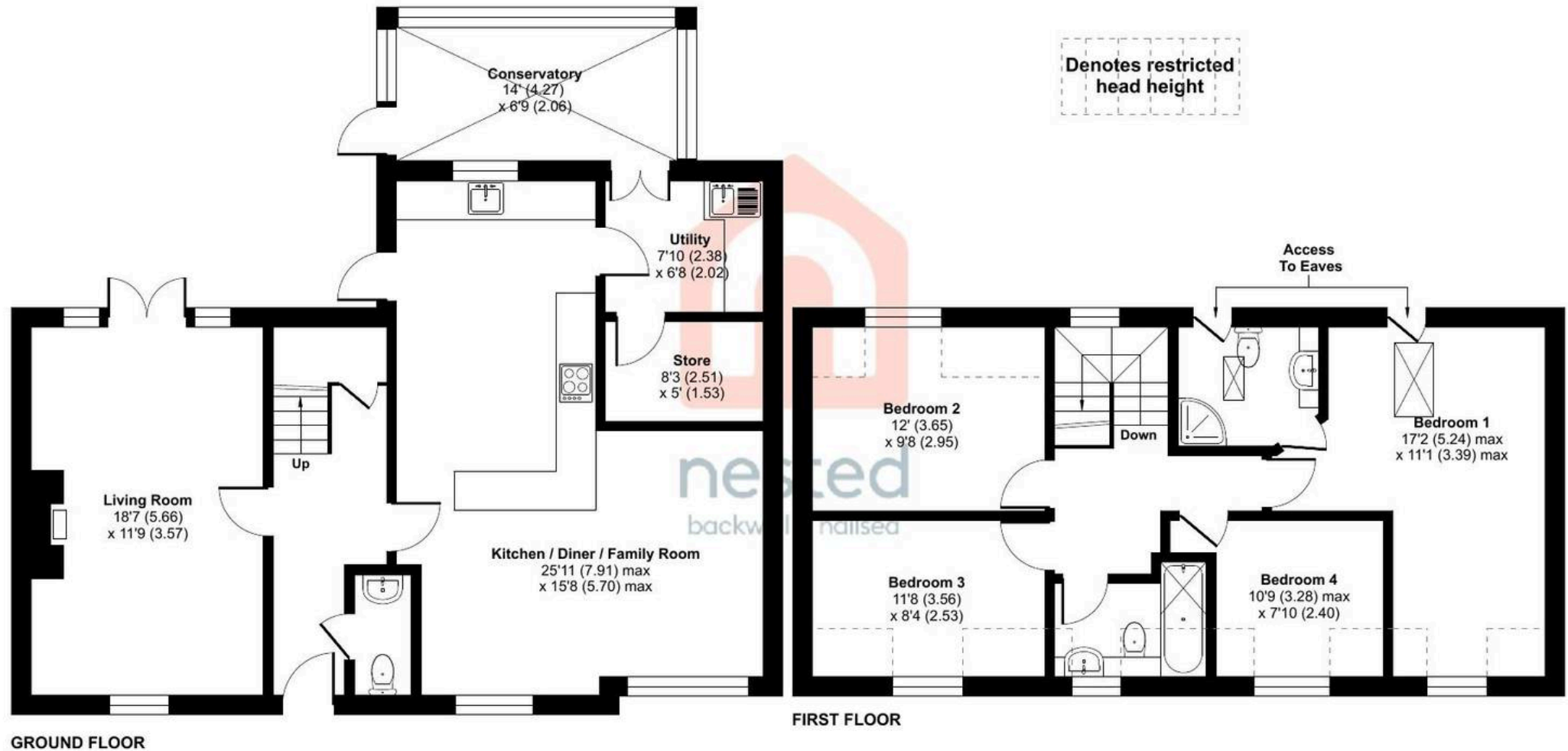
Station Road, Flax Bourton, Bristol, BS48

Approximate Area = 1497 sq ft / 139 sq m

Limited Use Area(s) = 78 sq ft / 7.2 sq m

Total = 1575 sq ft / 146.2 sq m

For identification only - Not to scale





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