



66 FLAX BOURTON ROAD  
FAILAND  
BS8 3UN



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### ACCOMMODATION

Please see floor plan for measurements

### GROUND FLOOR

A welcoming entrance hall sets the tone for the home, leading into an impressive principal lounge where a striking wood-burning stove forms a charming focal point. Generous proportions and doors opening onto the rear patio create a warm and inviting space for both relaxed evenings and entertaining. Complementing this is a stunning additional reception room, flooded with natural light from Velux windows and full-width bi-fold doors that open seamlessly onto the garden, perfectly blending indoor and outdoor living.

The heart of the home is the stylish open-plan kitchen and dining room, designed with sociable living in mind. Beautifully appointed with high-gloss cabinetry, granite work surfaces and a central island, the space is bathed in natural light from an array of windows and skylights and also benefits from under floor heating. A well-appointed utility room provides further practicality while maintaining the sleek aesthetic of the kitchen.

The ground floor also offers two generously sized double bedrooms along with an elegant family bathroom, featuring a classic roll-top bath alongside a separate walk-in shower, combining timeless style with modern convenience.

### FIRST FLOOR

The first floor provides two further spacious double bedrooms, each benefitting from its own en-suite shower room, creating ideal private retreats for family members or visiting guests.

### GARAGE & GARDENS







Externally, the property continues to impress with an integrated garage, driveway parking for up to five vehicles and a beautifully proportioned rear garden.

The larger than average garden is predominantly laid to lawn with a generous patio terrace ideal for outdoor dining and entertaining, framed by established trees and enclosed by fencing and hedgerow to provide a wonderful sense of privacy and tranquillity.

Offering an enviable combination of countryside charm, contemporary finishes and excellent connectivity to Bristol, this outstanding home presents a rare opportunity to acquire a truly special village property.

#### **ADDITIONAL INFORMATION**

EPC: C | Freehold | Council Tax Band C





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## FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE  
2267.20 SQ FT

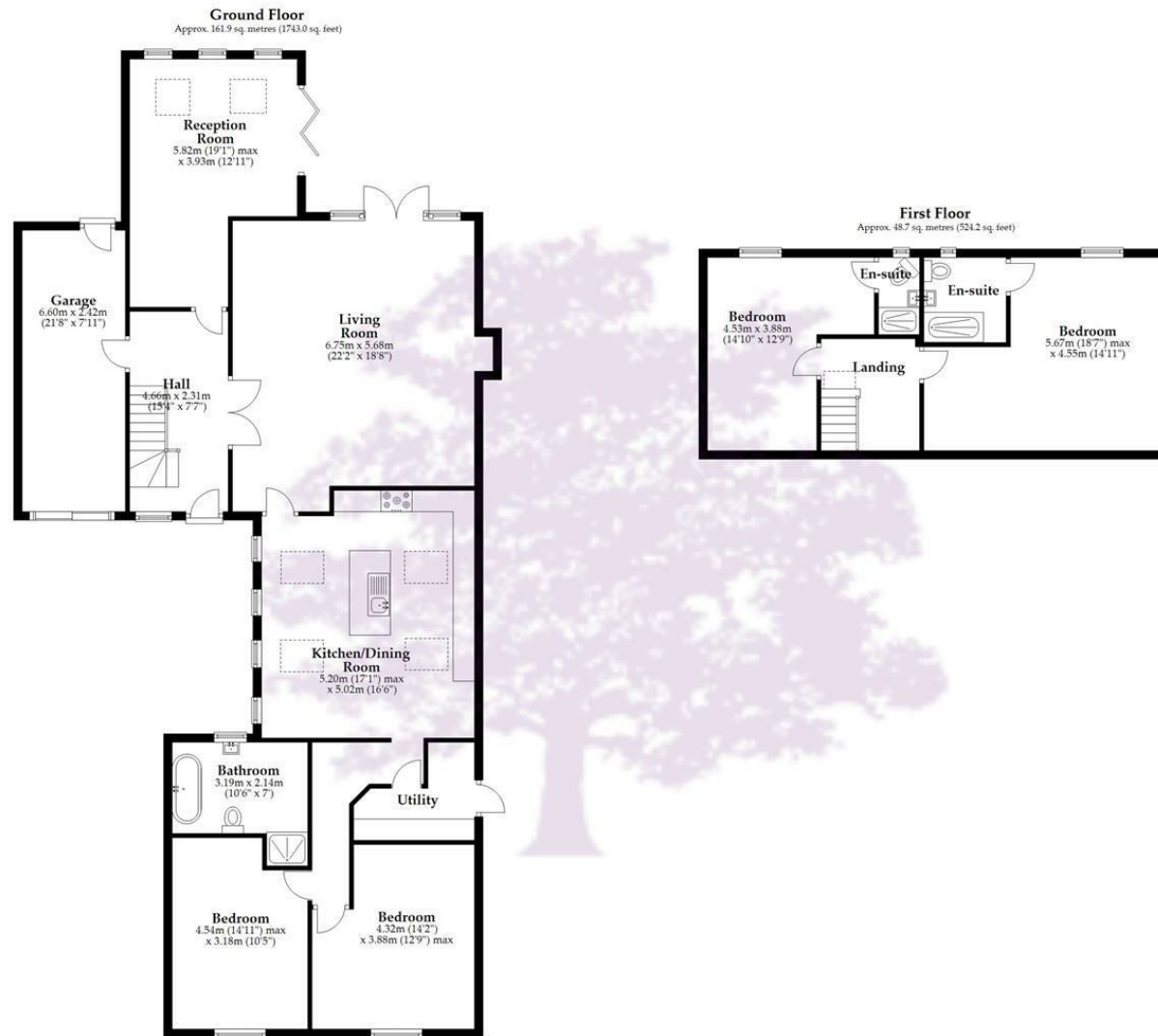
COUNCIL TAX BAND : C

RECEPTION ROOM : 2

BEDROOMS: 4

BATHROOMS : 3

FREEHOLD



Total area: approx. 210.6 sq. metres (2267.2 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.





# GOODMAN & LILLEY

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151

## CLEVEDON

28 Hill Road  
Clevedon, BS21 7PH  
clevedon@goodmanlilley.co.uk

01275 403 660

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