GOODMAN & LILLEY

58 STONEYFIELDS

EASTON-IN-GORDANO
BS20 0LL

58 STONEYFIELDS

EASTON-IN-GORDANO BS20 0LL

£535,000

- Substantial four-bedroom detached family home
- Three versatile reception spaces plus a dedicated study
- Large air-conditioned conservatory overlooking the garden
- Integral garage and ample driveway parking
- Extended to provide approximately 2,108 sq ft of accommodation
- Generous kitchen/breakfast room with integrated appliances
- Private enclosed rear garden with patio and lawn
- Further Potential To Extend

SUMMARY

A substantial four-bedroom detached family home, extended to create over 2,100 Sq Ft of versatile living Space, set within a desirable village location.

This impressive four-bedroom detached residence has been thoughtfully extended to create approximately 2,108 sq ft (195.9 sq m) of exceptionally spacious and versatile accommodation, occupying an enviable position in the heart of this highly sought-after village. Offering an excellent balance of traditional character, generous reception space and modern family living, the property is ideally suited to those looking for a substantial home with room to adapt as family life evolves.

The ground floor immediately creates a wonderful first impression, with a welcoming entrance hall leading into a handsome principal sitting room. Rich oak flooring and an attractive central stone fireplace provide a strong focal point, creating a warm and inviting space for both relaxing and entertaining.

A further versatile reception room offers considerable flexibility and could comfortably serve as a family room, children's playroom, home office or occasional fifth bedroom, depending upon individual requirements. The formal dining room provides an elegant setting for family meals and entertaining, while a ground floor cloakroom adds valuable convenience.

At the heart of the home is the well-appointed kitchen/breakfast room, featuring a comprehensive range of fitted units, integrated appliances, generous preparation space and a useful breakfast bar. The accommodation then extends into a substantial air-conditioned conservatory, creating a superb additional living environment which can be enjoyed throughout the seasons. With attractive garden views and direct access onto the patio, this is a particularly appealing space for relaxed family living and entertaining.

The first floor provides four bedrooms, offering an excellent arrangement for modern family life. Three are well-proportioned double bedrooms, while the fourth bedroom provides a versatile single room ideal for a child, guest accommodation or home office.

The family bathroom is well appointed with a white suite incorporating both a corner bath and separate shower cubicle.

Outside, the property continues to impress with a private, fully enclosed rear garden, thoughtfully arranged with areas of level lawn and a paved patio terrace. The garden provides an ideal setting for outdoor dining, entertaining and enjoying the sunshine, while ample driveway parking and an integral garage complete the property.

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 E – North Somerset Council

EPC: D – valid until October 2027

Services: Mains electricity, gas, water and drainage

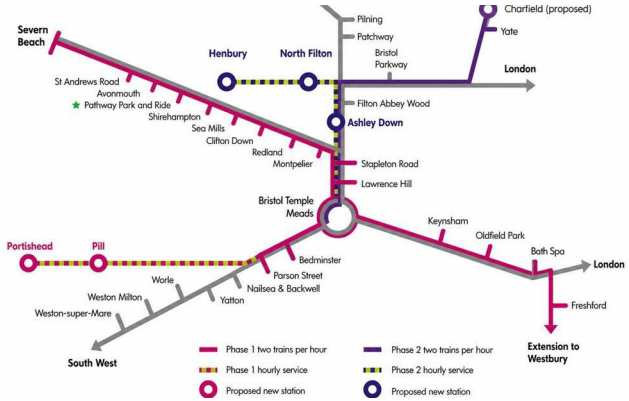
Heating: Gas central heating

Parking: Private driveway and integral garage

Garden: Private enclosed rear garden

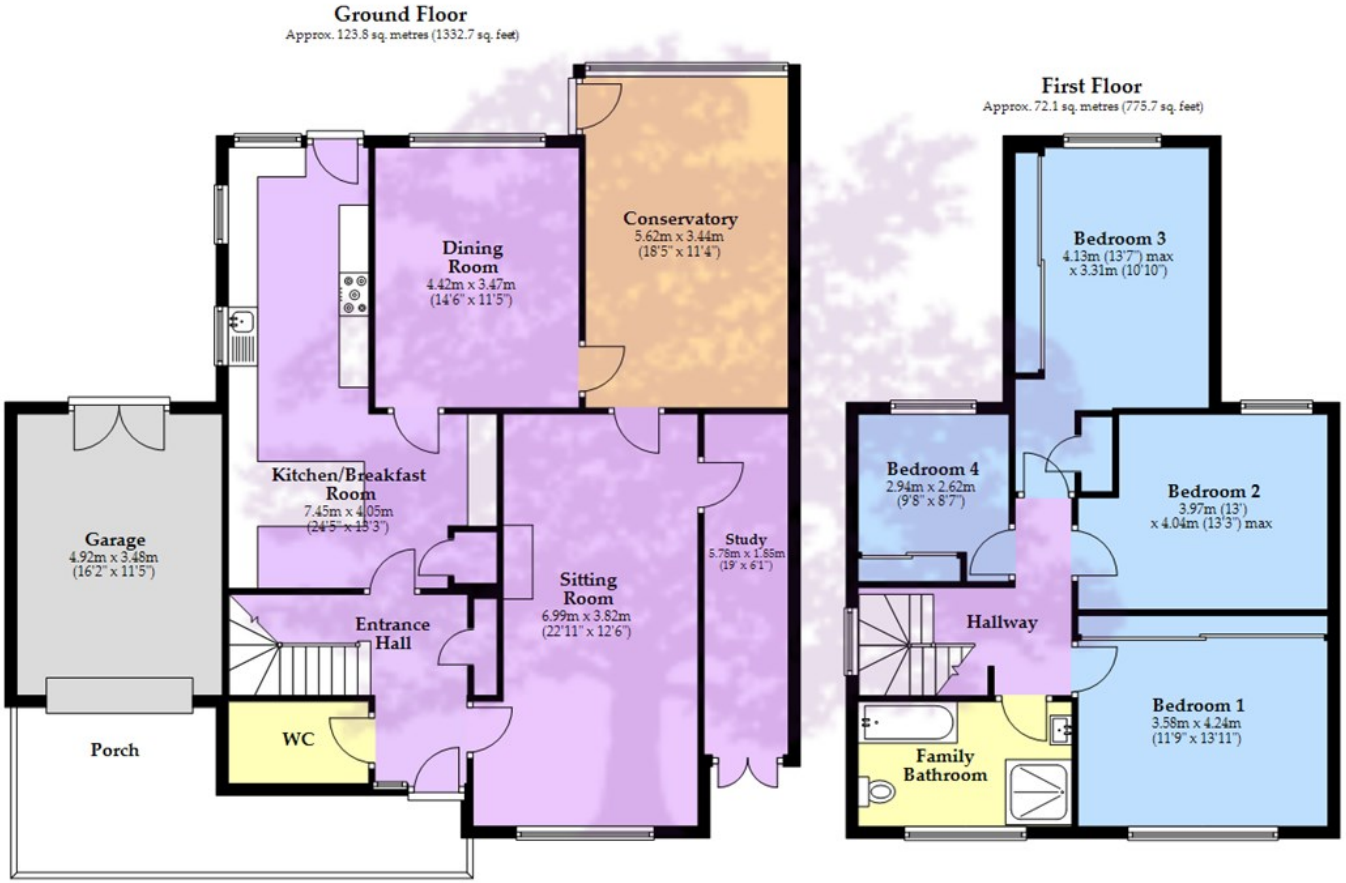
Planning; The property comes with planning permission for a two-storey extension in the area currently occupied by the garage

Pill


Severn Beach
St Andrews Road
Avonmouth
Pathway Park and Ride
Shirehampton
Sea Mills
Clifton Down
Redland
Montpelier
Henbury
North Filton
Pilning
Patchway
Bristol Parkway
Charfield (proposed)
Yate
London
Filton Abbey Wood
Ashley Down
Stapleton Road
Lawrence Hill
Bristol Temple Meads
Keynsham
Oldfield Park
Bath Spa
London
Freshford
Extension to Westbury
Portishead
Pill
Bedminster
Parson Street
Nailsea & Backwell
Yatton
Worle
Weston Milton
Weston-super-Mare
South West
Phase 1 two trains per hour
Phase 1 hourly service
Proposed new station
Phase 2 two trains per hour
Phase 2 hourly service
Proposed new station

58 STONEYFIELDS

EASTON-IN-GORDANO
BS20 0LL



Total area: approx. 195.9 sq. metres (2108.3 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.

FLOORPLAN

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

TOTAL SQUARE FOOTAGE
2108.30 SQ FT

COUNCIL TAX BAND : E

RECEPTION ROOM : 4

BEDROOMS: 4

BATHROOMS : 1

FREEHOLD

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

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.

The Property Ombudsman
rightmove
Zoopla