



TOP VIEW MARTCOMBE ROAD,  
EASTON-IN-GORDANO, BS20 0QE

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GOODMAN  
& LILLEY







TOP VIEW MARTCOMBE ROAD  
EASTON-IN-GORDANO BS20 0QE

GUIDE PRICE  
£850,000

Top View is an exceptionally refurbished and extended detached bungalow offering over 2,000 sq ft of beautifully finished accommodation, set in a highly desirable rural position with uninterrupted views over open farmland. Despite its tranquil setting, the property is conveniently close to Bristol city centre and major transport links, providing the perfect balance of countryside living and urban accessibility.

Located at the head of a select no-through road and tucked away from the main traffic, the home is ideal for downsizers or buyers seeking an individual property they can truly make their own

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| <b>Location</b><br>Situating in a prime location only a few miles from Clifton and a stone's throw from Abbots Leigh this property is an outstanding example of a modern family home. Surrounded by heritage countryside, Top View has been designed to accommodate the modern family. The contemporary design blends seamlessly into heritage countryside where you can enjoy miles of open National Trust walks providing an idyllic setting for walking dogs or basking in the tranquility of nature. | and urban accessibility.                                                                                                                                                                                                                      | Useful Information -<br><br>Distances:<br><br>Clifton Village – ~8 miles (13 km)<br>Driving distance from Portishead/Easton-in-Gordano to Clifton Village (Bristol) is about 8 miles, ~13 minutes by car.<br><br>Bristol Airport – ~8 miles (13 km)<br>Bristol Airport is roughly 8 miles away by road; about 15–20 minutes' drive.<br><br>Bristol Temple Meads (for London Paddington) – ~11 miles (18 km)<br>The drive from BS20 0QE/Easton-in-Gordano to Bristol Temple Meads station is around 7–8 miles (~14 minutes) direct, but from Portishead more broadly it's ~10.7 miles (~18 minutes)<br><br>Nailsea & Backwell Station – ~9 miles (14 km)<br>Nailsea & Backwell station is about 8–9 miles from BS20 0QE by road.<br><br>M5 (J19) – ~1.5 miles (2.4 km)<br>Junction 19 of the M5 is very close — approximately 1½ miles, roughly 3 minutes drive.<br><br>Cribbs Causeway – ~7 miles (11 km)<br>Cribbs Causeway (shopping & services) is about 7 miles by road, ~15 minutes' drive.<br><br>Council Tax - Band D. North Somerset 01934 888888. | Wifi - fibre fed by Gigaclear 300mbs.<br><br>EPC rating - E.<br><br>Services - Mains water, drainage. Oil fired central heating. Broadband currently via BT.<br><br>Directions -<br><br>From J19 of the M5 head towards Bristol for approximately 1.5 miles (roughly 3 minutes in the car) and the property will be found via a private lane on the right hand side indicated by the Goodman & Lilley For Sale board, almost opposite the old Rudleigh pub. |
| <b>Accommodation</b><br>Please see the floor plan for all room measurements.                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Description</b><br>Top View is an exceptionally refurbished and extended detached bungalow offering over 2,000 sq ft of beautifully finished accommodation, set in a highly desirable rural position with uninterrupted views over open farmland. Despite its tranquil setting, the property is conveniently close to Bristol city centre and major transport links, providing the perfect balance of countryside living                                                                              | There are three double bedrooms, two of which enjoy luxury en-suite facilities with standalone baths and separate shower cubicles, plus an additional contemporary family shower room. Practical storage solutions are positioned throughout. | Externally, the property continues to impress. As you drive into the expansive brick paved private driveway there are numerous parking opportunities and space and hook up connection for a camper van as well as electric car charging point. The garage is well equipped with various matching white storage units. Landscaped gardens wrap around the property, backing directly onto fields and farmland, with a large covered terrace perfect for outdoor entertaining to one side, with the welcome addition of a garden room and an adjoining garage as previously stated.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

- Further useful information**

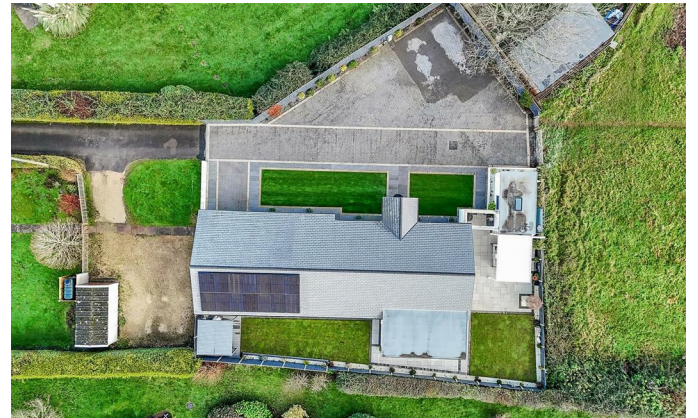
- Beautifully refurbished detached bungalow in excess of 2,000 sq ft
  - High quality fitted kitchen/breakfast room with built in appliances
  - Expansive brick paved driveway with electric car point & camper van hook up leading to the garage

- Three double bedrooms (two with large en-suites)
  - A 14-panel solar array enhancing the home's energy performance
  - Idyllic rural non estate position with breath-taking rural views

- Over 20ft square dual aspect living/dining room enjoying stunning views
  - Attractive landscaped wrap around gardens with garden room & covered sun terrace enjoying the beautiful views over the open fields
  - PLANNING PERMISSION GRANTED FOR FURTHER EXTENSION TO KITCHEN







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## Floor Plan



Total area: approx. 191.4 sq. metres (2060.7 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.

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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.



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