Daisy Cottage Main Road, Easter Compton, Bristol, BS35 5RA

GUIDE PRICE £499,950

GOODCHILD
ESTATE AGENTS

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PROPERTY OVERVIEW

A spacious five bedroom village home extending to approximately 1,697 sq ft including the garage, tucked away within the heart of Easter Compton and offering far more accommodation than first impressions might suggest.

The property enjoys a practical and versatile layout ideally suited to modern family life. A welcoming entrance hall leads to a generous 22ft sitting room with plenty of space for both relaxing and entertaining, whilst a separate study provides an ideal home office, playroom or snug depending on individual requirements.

To the rear of the property is a well-appointed kitchen/dining room fitted with a range of cottage-style units and integrated appliances. With direct access to the garden, it is a fantastic everyday family space and ideal when entertaining guests.

Upstairs, there are five bedrooms arranged around a central landing. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, whilst bedrooms two and four also include built-in wardrobes. The family bathroom has recently been re-tiled and incorporates both a bath and separate shower.

The current owners have continued to improve the property during their ownership, including the installation of a new boiler with Hive smart heating controls and new carpets throughout, allowing any incoming purchaser to move straight in and enjoy the property.

Outside, the property benefits from lawned gardens to the front and side together with a private enclosed courtyard garden to the rear. Bounded by attractive stone walling, the garden provides a sheltered and surprisingly private space for outdoor dining, entertaining or simply enjoying the warmer months.

A garage and driveway provide off-street parking for multiple vehicles.

Location
Easter Compton remains one of South Gloucestershire's most sought-after villages, offering a genuine village feel whilst remaining exceptionally convenient for Bristol and the surrounding motorway network.

The village is ideally positioned approximately four miles from Westbury-on-Trym and just 1.5 miles from the M4/M5 interchange, making it particularly attractive to commuters. The number 12 bus provides easy access to Cribbs Causeway shopping centre with its extensive range of shopping, restaurants and leisure facilities, whilst Bristol Parkway Station provides direct rail services to London and beyond.

The property is currently in the catchment area for Almondsbury & St Peter's Primary and Castle and Marlwood secondary schools which have buses that collect pupils from the village. There is also the benefit of a village shop, café and local pub.

For those who enjoy the outdoors, The Wave is approximately 1.2 miles away and the surrounding countryside offers an abundance of walking and cycling opportunities right on the doorstep.

A substantial family home in a convenient village setting where space, practicality and accessibility combine exceptionally well.

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KEY DETAILS

- A Well Presented Family Home
- Approx. 1,697 sq ft Including Garage
- 5 Bedrooms
- Separate Study/Home Office
- New Boiler With Hive Controls
- Garage & Driveway Parking
- No Onward Chain

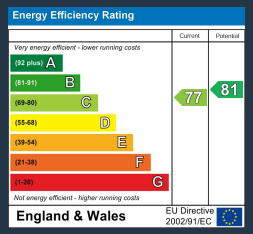
Guide Price: £499,950

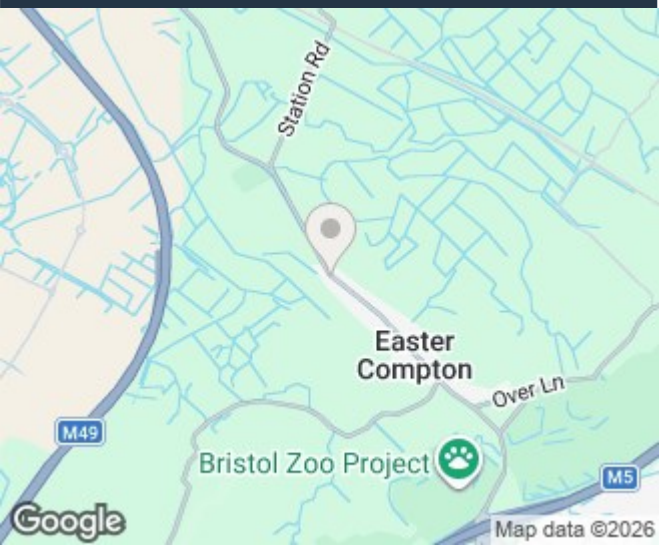
Tenure: Freehold

Council Tax Band: E

Local Authority: South Gloucestershire

Vendors Onward Position:
No Onward Chain





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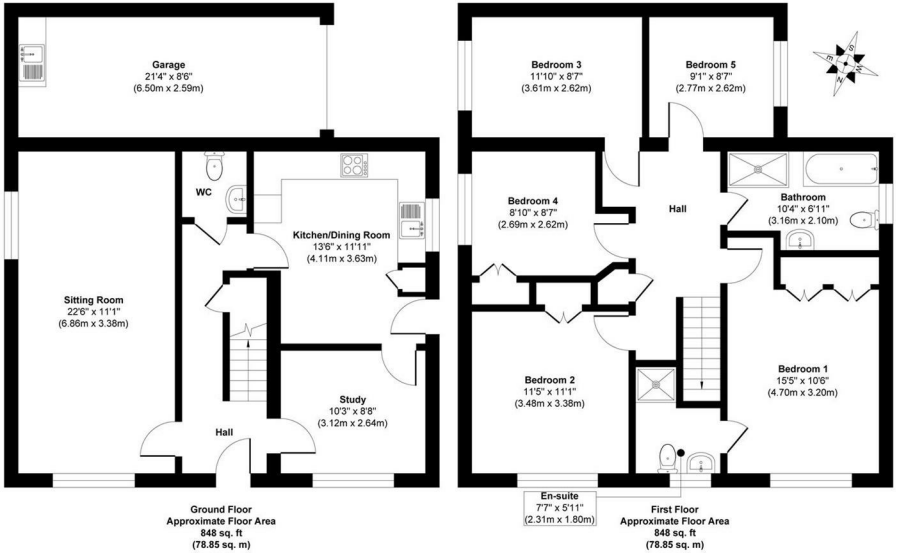

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