

HOPEWELL
SALES, LETTINGS & MANAGEMENT

Marsh Common Road, Pilning, Bristol
Offers In Excess Of £775,000

6 bedroom detached house for sale | Freehold

The Property-

This impressive detached family home offers an exceptional level of flexible and well-balanced accommodation arranged over three floors, making it a superb choice for growing families seeking both space and lifestyle in a highly desirable semi-rural setting. The ground floor is a real highlight of the home, centred around a stunning open-plan lounge and living area featuring a log burner, creating a warm and inviting focal point and an ideal space for both relaxing evenings and entertaining. This flows naturally through the home, complemented by a separate family room which provides a valuable additional reception space, perfect for more informal sitting, playroom use, or a dedicated snug. To the rear of the ground floor, the kitchen and breakfast room offer a practical yet sociable heart to the home, designed for everyday family living and casual dining. This space is well connected to a useful utility room, providing excellent additional storage and appliance space, with a downstairs WC conveniently located off, enhancing day-to-day practicality.

The first floor hosts four well-proportioned bedrooms, thoughtfully arranged to suit family life. The standout principal suite is a truly special feature, offering a generous bedroom space complemented by a stylish en-suite shower room and a dedicated dressing room. A particular highlight is the private balcony accessed from the principal bedroom, enjoying far-reaching views across open countryside towards the Welsh hills—an idyllic outlook that brings a real sense of calm and connection to the surrounding landscape. The remaining bedrooms on this floor are versatile in use, ideal for children's rooms, guest accommodation, or home working, and are served by a well-appointed family bathroom.

The second floor further extends the accommodation, offering two additional bedrooms which provide excellent flexibility for larger families, visiting guests, or those requiring dedicated office or hobby spaces. This level adds to the overall sense of scale and adaptability that the home provides.

Outside-

Externally, the property continues to deliver in every respect, with a thoughtfully designed rear garden that has been created for both entertaining and relaxed family living. At the back of the garden is a superb raised decked area, perfectly suited for outdoor dining and summer gatherings. This impressive space features a built-in BBQ area, a pizza oven, and a bar, making it an outstanding setting for hosting family and friends throughout the year. Beyond the entertaining area, the garden opens out into a generous, well-maintained lawned section that runs to the side of the property, providing a fantastic amount of outdoor space for children to play or for further landscaping opportunities. The garden enjoys a good degree of privacy and a peaceful backdrop, enhancing the sense of space and seclusion. Further benefits of a garage. In addition, a charming summer house is positioned within the garden, offering a highly versatile space that could be used as a home office, creative studio, gym, or simply a peaceful retreat to enjoy the garden setting. This further enhances the lifestyle appeal of the home, adding flexibility for modern living.

Location-

Located on Marsh Common Road in Pilning, the property enjoys a sought-after semi-rural setting that perfectly balances countryside living with excellent connectivity. The village is highly regarded for its peaceful atmosphere, strong community feel, and convenient access to both Bristol and South Wales.

Surrounded by open countryside, the area offers a wonderful sense of space and tranquillity, with scenic walks and rural landscapes right on the doorstep. Despite its peaceful setting, Pilning is exceptionally well connected, with easy access to the M4 and M5 motorway networks, nearby rail links, and convenient routes into Bristol city centre, Cribbs Causeway, and beyond. This combination of countryside charm, far-reaching views, and commuter convenience makes the location particularly attractive to families and professionals alike, offering the best of both worlds.

Council Tax Band: F (South Gloucestershire Council)
Tenure: Freehold

GROUND FLOOR:

Entrance hall

Lounge/diner

Conservatory

Kitchen

Breakfast room

Family

FIRST FLOOR:

First Floor Landing

Bedroom 1

Dressing Room

En-suite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

SECOND FLOOR:

Landing

Bedroom 5

Bedroom 6













Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

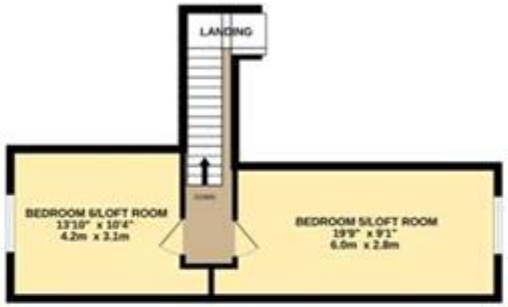
GROUND FLOOR



1ST FLOOR

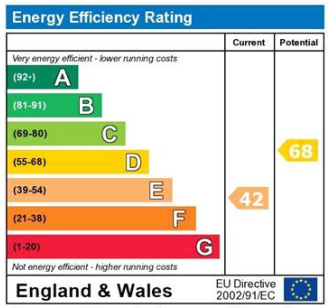


2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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