

**Jubilee Drive, Failand**

**BS8 - close to Clifton and Bristol via the Suspension Bridge**

Offers in the Region of  
**£795,000**



Set at the head of a quiet Failand cul-de-sac, this beautifully refurbished and reimagined flexible contemporary detached home offers rare single-level versatility, with four double bedrooms, superb open-plan living, and lovely west-facing gardens. Stylishly but very tastefully presented throughout and wonderfully adaptable, it combines the ease of modern village living with excellent access to Clifton (5 minutes), Bristol and easy connections far beyond.

### **A Beautifully Reimagined Village Home of Rare Versatility**

Tucked away at the head of a peaceful cul-de-sac in ever-popular Failand, this is a home that offers far more than first impressions might suggest. Thoughtfully refurbished and skilfully extended by the current owners, the property now provides beautifully presented single-level accommodation of great flexibility, equally well suited to family life, those seeking generous entertaining space, or buyers simply wanting a highly comfortable home with everything arranged for easy everyday living.

The atmosphere here is one of light, space, and calm. At the heart of the house is a superb open-plan living environment designed very much for modern life, yet with a warmth and practicality that makes it instantly welcoming. The kitchen is particularly well conceived, centered around a substantial island that works perfectly as a breakfast bar and natural gathering point, while the adjoining dining area and main living space flow effortlessly together to create a sociable and highly usable room. Skylights draw in excellent natural light, and doors open directly to the garden, allowing the outside space to become a natural extension of the house during the warmer months.



The bedroom arrangement is equally impressive. There are four double bedrooms in all, although the layout offers the sort of adaptability that many buyers now seek. The principal suite is especially appealing, with its own en suite shower room, fitted dressing area, vanity unit, and wardrobes, while both the principal bedroom and bedroom two enjoy patio doors opening onto the gardens. Bedroom four is currently used as a snug and home office, illustrating just how readily the accommodation can adjust to changing needs over time, whether for family occupation, visiting guests, work-from-home arrangements, or quieter retreat space.



The bathrooms have all been appointed to a good standard, complementing the overall quality of presentation throughout the house, and a useful utility room provides further practicality with direct access to the side garden.

### Outside

The west-facing gardens are a particularly attractive feature and form a lovely setting for the property. Laid mainly to lawn and softened by a rich variety of plantings, shrubs, and mature trees, the gardens feel established and private, with ample room both for children to play and for more relaxed outdoor entertaining. To the front, a smart and extensive block-paved driveway provides off-street parking for plenty of cars.

### The Village

Failand continues to be one of the area's most desirable village settings, appreciated for its semi-rural feel while remaining remarkably convenient for Bristol. The village itself has a distinct sense of community and offers a range of everyday amenities, including a coffee shop/general store, public house, village hall, cricket ground and church. Long Ashton lies only a short drive away for a broader selection of shops and services, while nearby leisure opportunities are excellent, with golf courses, David Lloyd and the wonderful open acres of Ashton Court all within easy reach. For commuters, access to Bristol, the A370, the motorway network, Temple Meads and the airport is straightforward, making this an especially appealing location for those wanting village surroundings without sacrificing connectivity.

Altogether, this is an immensely appealing detached home of unusual versatility – stylish, spacious, and ready to enjoy – with the added advantage of beautifully arranged gardens and an excellent village position.

### Location

Failand lies approximately 3.5 miles from Brunel's famous Clifton Suspension Bridge, placing Clifton Village and Bristol city centre within easy reach while retaining the charm and gentler pace of village life. The village offers a coffee shop/general store, public house, village hall, cricket pitch, and church, while nearby Long Ashton provides a wider range of shops, healthcare, and other practical amenities.

There is excellent access to leisure and countryside pursuits, with Ashton Court close by for walking, cycling, and riding, together with golf courses and David Lloyd within a short distance. For those needing to travel further afield, the A370 links well to Bristol's commercial centre and to the M5 and M4, while Temple Meads offers direct rail connections to many major cities, and Bristol Airport serves a wide range of European destinations.

### Useful Information

Tenure: Freehold

Local Authority: North Somerset Council

Council Tax Band: F

Services: Mains water, drainage, and electricity. Efficient oil-fired central heating

Broadband: Ultrafast broadband available, up to 1000 Mbps download and upload, subject to provider.







- A superb detached home in impeccable order throughout and enjoying a peaceful setting
- Beautifully refurbished, reimagined and extended to create bright, stylish and versatile accommodation
- Superb open-plan kitchen, dining and living space with lots of natural light and garden views/access
- 4 double bedrooms, with flexibility to use one as a snug, office or additional reception room
- Principal suite with en suite, dressing area and fitted furniture
- Two bedrooms opening directly onto the garden via patio doors
- Three well-appointed bath or shower room facilities
- Utility room with access to the side garden
- Perfect west-facing gardens with lawn, established planting, shrubs and trees
- Highly convenient village location with easy access to Bristol, Clifton, Long Ashton, Portishead, Nailsea Station, and motorway links within 6 miles.

### Services & Outgoings

All main services are connected. Telephone connection. Gas fired central heating through radiators. Full double glazing. High speed ADSL and superfast broadband are available with download speeds up to 1Gb or better via fibre. Cable TV services are also available.

Council Tax Band F

### Energy Performance

The EPC=D-65 better than the national average for England and Wales

### Construction

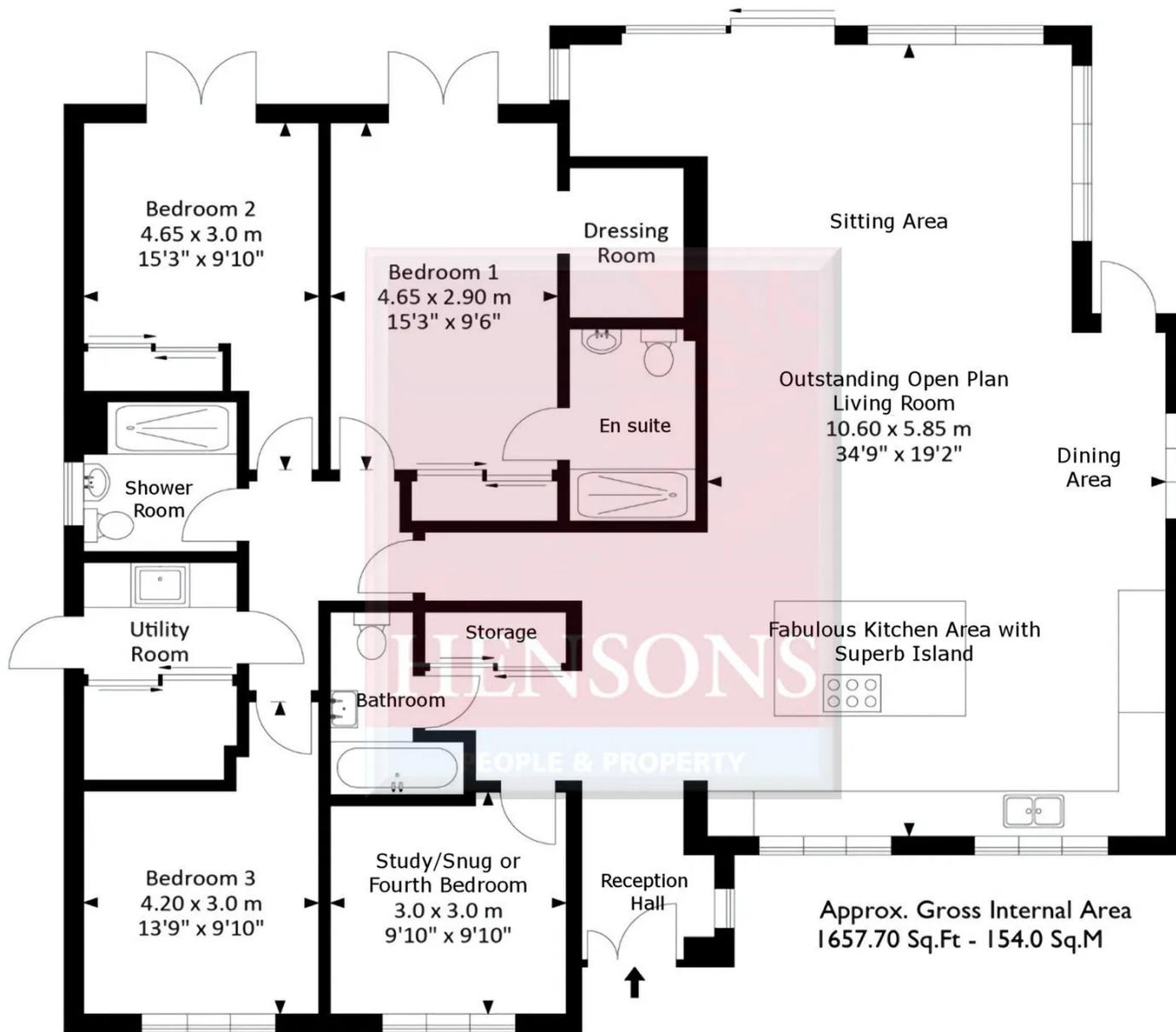
The property is traditionally constructed.

### Viewing

By appointment with the sole agents, Hensons—call us on: 01275 810030 | email: [info@hbe.co.uk](mailto:info@hbe.co.uk) | or book a viewing online at [www.hbe.co.uk](http://www.hbe.co.uk)

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