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Robin King Estate
Agents

WOODLAND HOUSE, ROPERS LANE, WRINGTON, BRISTOL, BS40 5NQ

Handsome detached home on a prestigious lane in Wrington

Versatile home of some 3,359 sq ft with potential for dual occupation

Sitting comfortably in its plot, with attractive gardens to front and rear

Stunning 32' drawing room

Sociable family kitchen/breakfast room

Garden room

Six bedrooms, 3 of which are ensuite

Principal bedroom has dressing room and ensuite

Family bathroom

Double garage and off street parking

Pretty, enclosed gardens

'Outstanding' Churchill School catchment area

Woodland House is a beautifully presented home which would lend itself to a variety of lifestyles, including large families, those working from home or dual occupation with a dependent relative or teenager. The property is situated on Wrington's most prestigious road with panoramic views from the front towards the Mendips and backs on to countryside and woodland beyond.

The reception hall forms a lovely entrance to the property, with its engineered oak flooring and there is a downstairs cloakroom off. The beautiful drawing room draws in lots of natural light and also has engineered oak flooring and a lovely fireplace with woodburning stove. This lovely room has an outlook and French doors on to the private front garden.

The kitchen/breakfast room is very well appointed with a good range of painted cabinets with granite worktops, fitted appliances and Travertine flooring which continues into the utility room. There is a charming window seat which forms seating in the breakfast area where there is plenty of space for informal family dining.

To one end of the property there are 2 further reception rooms, which both open into the garden room plus a ground floor ensuite bedroom providing plenty of space for family life. This area could equally form a separate wing for independent living or a working space.

To the first floor there are four double bedrooms, including the principal bedroom with a dressing room and ensuite shower room. There are lovely rural views from those to the front of the property. The second floor, with far reaching rural views from large Velux windows also has an ensuite bathroom.





The gardens are well planned for ease of maintenance with the front garden being private and with a view to the hills. The slightly elevated rear garden has well stocked flower and shrub beds, seating area and lawn plus gorgeous views. The property is approached via a long driveway, which leads to the detached double garage. There is also a useful storage shed and greenhouse.

Wrington is well known for its excellent facilities and amenities including a primary and playschool with secondary schooling available at nearby Churchill, which also has a modern sports complex. There are good private schools in Bristol, Sidcot, Chew Magna and Wraxall. The village is situated approximately 11 miles south west of Bristol, with easy access to the M5 at Clevedon and St Georges (J20 and J21). Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles.



Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

Woodland House, Ropers Lane, Wrington, Bristol, BS40 5NQ

Gross Internal Area (approx) = 312.1 sq m / 3359 sq ft (Including Eaves / Attic Room)

Garage = 21.2 sq m / 228 sq ft

Total = 333.3 sq m / 3587 sq ft

For identification only. Not to scale.

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DIRECTIONS – upon leaving Robin Kings office turn left and then immediately right at the lights, proceed through the next lights and then take the second right after Tescos, stay on this road until you approach the village of Wrington. Turn left into Chapel Lane, then follow the road round to the right and continue along, the property will be found to the left hand side.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band G £2,908.60 (2019/20) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

Woodland House, Ropers Lane, Wrington, BRISTOL, BS40 5NQ

Dwelling type: Detached house Reference number: 8521-6628-5650-7781-9996

Date of assessment: 19 August 2019 Type of assessment: RdSAP, existing dwelling

Date of certificate: 20 August 2019 Total floor area: 268 m²

Use this document to:

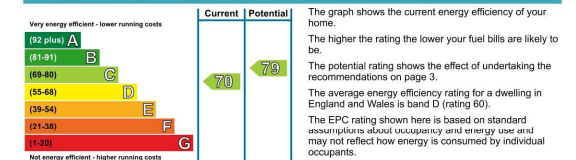
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,950
Over 3 years you could save	£ 831

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 558 over 3 years	£ 381 over 3 years	
Heating	£ 3,900 over 3 years	£ 3,480 over 3 years	
Hot Water	£ 492 over 3 years	£ 258 over 3 years	
Totals	£ 4,950	£ 4,119	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 309
2 Low energy lighting for all fixed outlets	£115	£ 153
3 Heating controls (room thermostat)	£350 - £450	£ 201

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.