



Robin King Estate Agents

GREYSTONES, ROPERS LANE, WRINGTON, BS40 5NH

Beautifully presented character cottage in the heart of Wrington

Situated in a conservation area, Wrington's premier location

Character accommodation

Within walking distance of primary schooling

Superb oak framed garden room entrance

Dining room

Sitting room with woodburning stove

Kitchen overlooking the garden

3 bedrooms and bathroom to first floor

Garage, summer house with power

Beautifully landscaped gardens

This characterful attached cottage lies in the heart of Wrington village in a conservation area in arguably Wrington's premier address. The accommodation is beautifully presented and this is a truly charming home.

A pedestrian gate leads into the garden and the green oak garden room which forms a lovely entrance into the property, with a tiled floor and glazed walls to 2 sides.

Continue through to the spacious dining room, then across the inner hall to the sitting room with a fireplace housing a woodburning stove.

The kitchen is well fitted with attractive painted units and has an integrated dishwasher and washing machine.

Stairs from the inner hall lead to the first floor landing where there are 2 double bedrooms and a single plus a family bathroom with both a bath and separate shower.





Gardens lie to the front and have been beautifully landscaped with charming seating areas and paths making this a beautiful area. There is a garage with service door into the garden, a small brick built shed and a fully insulated summer house with power.

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.



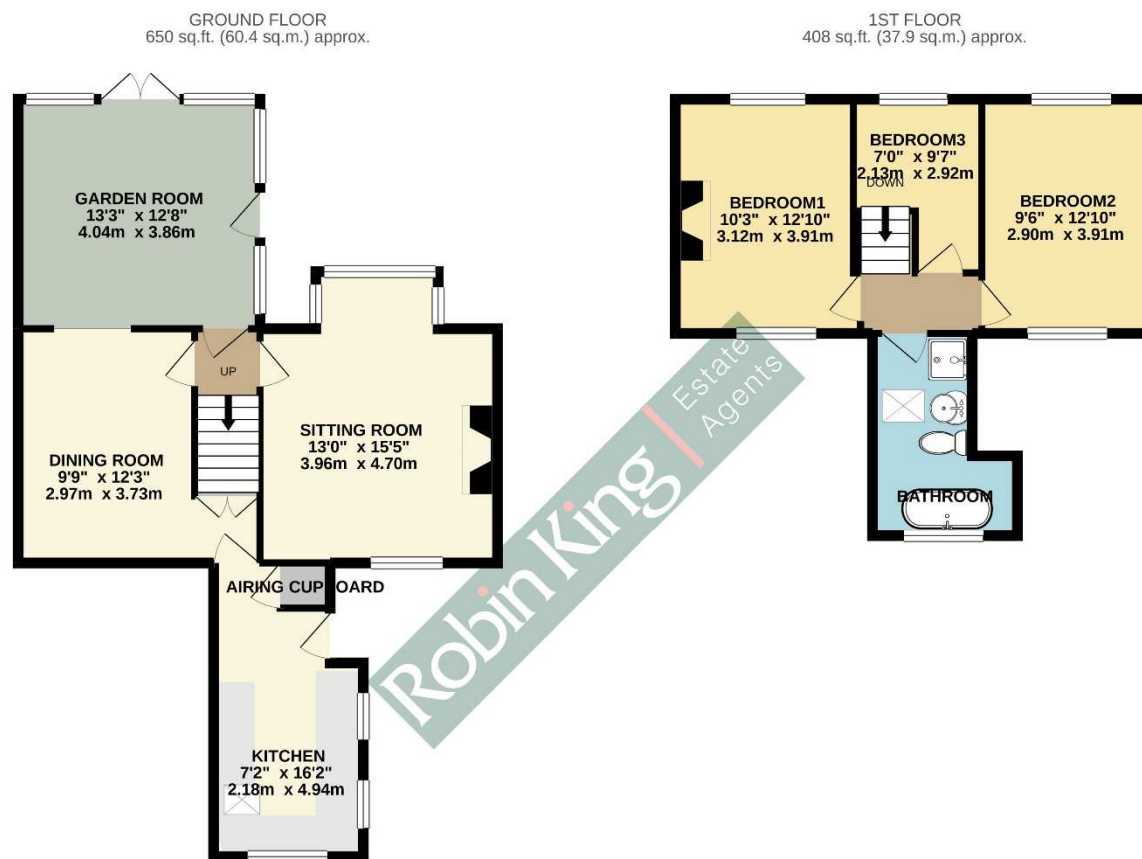
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Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance 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

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 Tesco's, 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 the property will be found to the right hand side, just after the turning for Yeomans Orchard.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Band E £2,219.01 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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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