



ANCARVA HOUSE, LADYMEAD LANE, LANGFORD, BRISTOL, BS40 5EF

Approx 2,102 sq ft flexible accommodation

Superb and stylish kitchen/living/dining room

Downstairs en-suite bedroom/additional reception

2 eye level NEFF ovens, 1 with warming drawer

Exclusive development of just 3 properties

Up a private driveway with electrically-operated gated entrance

Double garage and ample gated parking

Within catchment area of Outstanding Churchill Academy and Sixth Form

Mainline railway services to London Paddington (from 114 minutes) available at Yatton station – within 5 miles

EPC rating – A – very efficient – high performance glazing

No onward chain

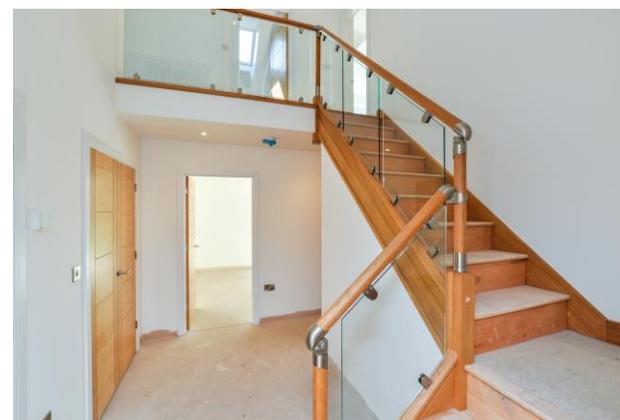
Ancarva House is a substantial and beautifully appointed detached 4 bedroom family home with double garage and gated driveway parking in a location convenient for access to Bristol and beyond.

Recently completed, with excellent energy efficiency and high quality fixtures and fittings, the free flowing, flexible accommodation suits a variety of needs, with a downstairs en-suite bedroom/additional reception room and a large open plan kitchen/dining/living room overlooking the garden.

The front door opens onto a lobby and into the entrance hall, where the oak staircase with glazed side panels rises up, giving a lofty feel. There is a cloakroom and storage cupboards in the entrance hall, along with a utility cupboard with space for a washing machine and dryer. The superb open plan sitting/dining room is directly ahead, with light flooding through the two sets of French doors plus additional bi-fold door, providing fantastic garden views.

The contemporary kitchen is beautifully appointed, with a comprehensive range of wall and base units including some deep drawers and larder cupboard, along with 2 eye level NEFF ovens - 1 with warming drawer - a NEFF induction hob, a larder fridge and a separate larder freezer. The downstairs bedroom/reception room has an en-suite shower room and French doors provide direct access to the wide terrace running across the back of the house.

Upstairs are 3 bedrooms, 2 with a glazed Juliet balcony overlooking the garden. There is a contemporary family bathroom, and an en-suite shower room to the principal bedroom.





Outside

A wide paved terrace runs across the back of the property, ideal for entertaining, and leads to the generous gravelled parking area. Paths run around the sides and back of the house, and along the side and back of the double garage, which has side door access. There is a wide lawn to the boundary hedge, and a newly planted laurel hedge next to the fenced border.

Location

Langford offers local shopping and social facilities, including primary schooling and a medical practice, and there is a handy Budgens petrol station and mini-market nearby. The excellent Churchill Academy and Sixth Form with its adjoining sports complex is within reach. Public transport runs to Bristol and Weston-super-Mare and the M5 is accessible within 7 miles at Jct 21 St.Georges, or 9 miles at Jct 20 Clevedon. Bristol International airport is just 7 miles distant along the A38.



Important Notice:

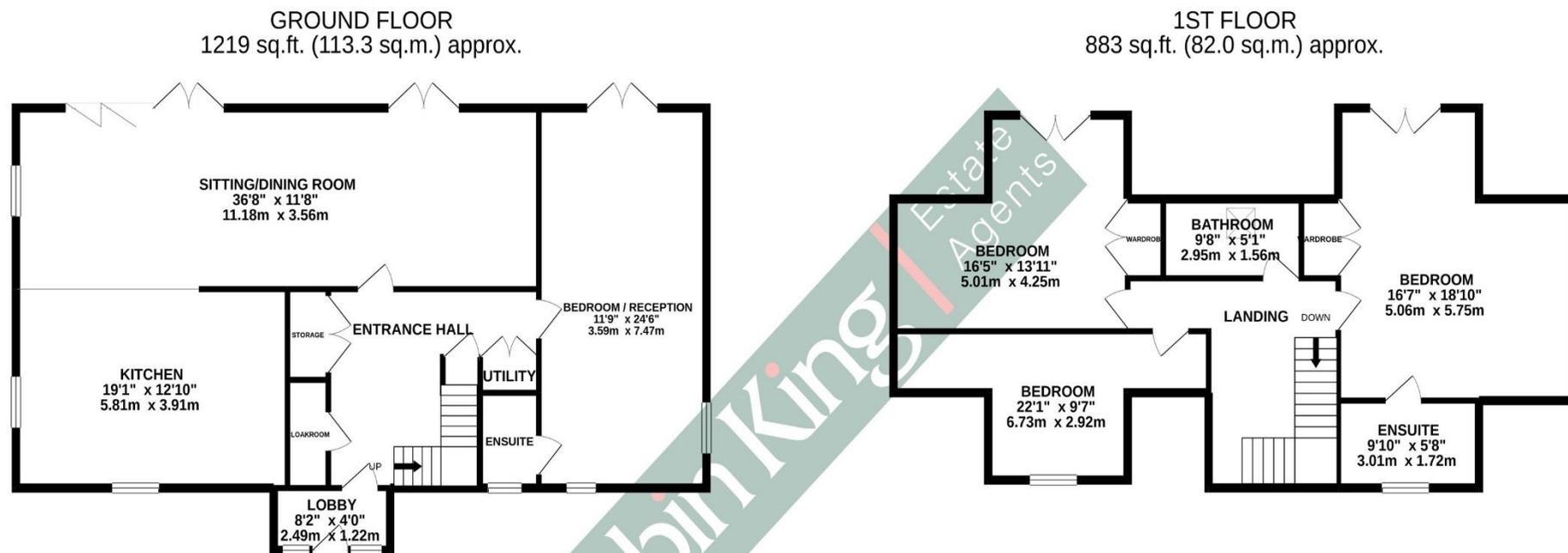
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract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

DIRECTIONS – From Robin King Estate Agents turn right on to High Street B3133. Continue on to Stock Lane and take the next right turn after Muntjac Road onto Pudding Pie Lane, continuing to the end and turning left onto Ladymead Lane. The property is approx. 0.5 miles along on the right hand side.

SERVICES – All mains services are connected

EPC - A

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band - TBC * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 2102 sq.ft. (195.3 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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