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The Old Station Cottage, Old Station Close, Wroughton, BS40 5LY

Classic meets contemporary in this exceptional modern home

High specification finish and bespoke fittings throughout

Open plan living, offering the perfect combination of height and light

Stylish kitchen with integrated appliances

Living area with log burner

Principal bedroom with Juliet balcony and fitted wardrobes

Second bedroom with fitted wardrobes

Versatile downstairs bedroom/reception room and shower room

Beautiful family bathroom with large shower and freestanding bath

Established, enclosed rear gardens and parking for several cars

Gas central heating, double glazed and insulated to a high standard

No onward chain

With the look of a characterful barn conversion, this stunning architect designed home was actually built only some 8 years ago by the present owners. Sitting comfortably in its corner plot the surprisingly unique, spacious interior offers the best of modern living combining individual features with contemporary styling throughout.

The front door leads into the entrance hall where you immediately notice the light filled proportions, the solid wood rustic flooring and the curved wall add interest. The open plan kitchen dining, living room is perfect for entertaining and enjoying the garden from the Bi-fold doors running the length of one wall, these together with the three windows overlooking the front flood the space with light. The kitchen area offers an extensive range of quality floor and wall cupboards painted dark grey with chrome handles. There is a 6 burner range cooker with extractor over and white brick tiled splashback, integrated dishwasher, wine fridge and fridge/freezer. The quality features continue with the waste disposal unit, pull out larder, wine rack and kick board heating. The island with storage offers seating and divides the kitchen from the dining area where there is room for a large table and chairs. The living area has a cosy log burner for those winter evenings and bifold doors for the summer. The solid wood floor runs throughout.

In the hallway is a useful cloaks cupboard with pull out shoe storage. From here is the shower room with attractive tiling, sink built in bespoke cabinet, heated towel rail, w.c. and electric under floor heating. The third bedroom/reception room is also off here with vaulted ceiling, window to the front and loft access. Along the hallway, the understairs cupboard has shelving, electric points and access to underfloor storage. Stairs lead from the hallway to the landing with glass balustrade and Velux window. On the landing is a cupboard housing the Worcester gas boiler and megaflow tank and there is also a very useful utility cupboard with plumbing for washing machine and space for a tumble dryer. Bedroom two has 2 Velux windows and a range of fitted cupboards. The principal bedroom enjoys views across to the church spire and hills beyond and a wall of windows and door which open onto a Juliet balcony. Fitted wooden shutters provide privacy. There is an extensive range of built-in wardrobes. The family bathroom has marble effect floor and wall tiling, large shower area, free standing bath, basin in bespoke cabinet, w.c. heated towel rail, Velux window and electric underfloor heating.





To the front of the property is a driveway for two cars with further parking to the side and shrub borders. To the rear, the corner gardens are fully enclosed with fencing and Beech hedging and made up of a sunken courtyard, decked and lawn areas and a garden shed. Benefitting from a south-westerly aspect, there are established Olive and Eucalyptus trees and a pergola covered in Wisteria.

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:

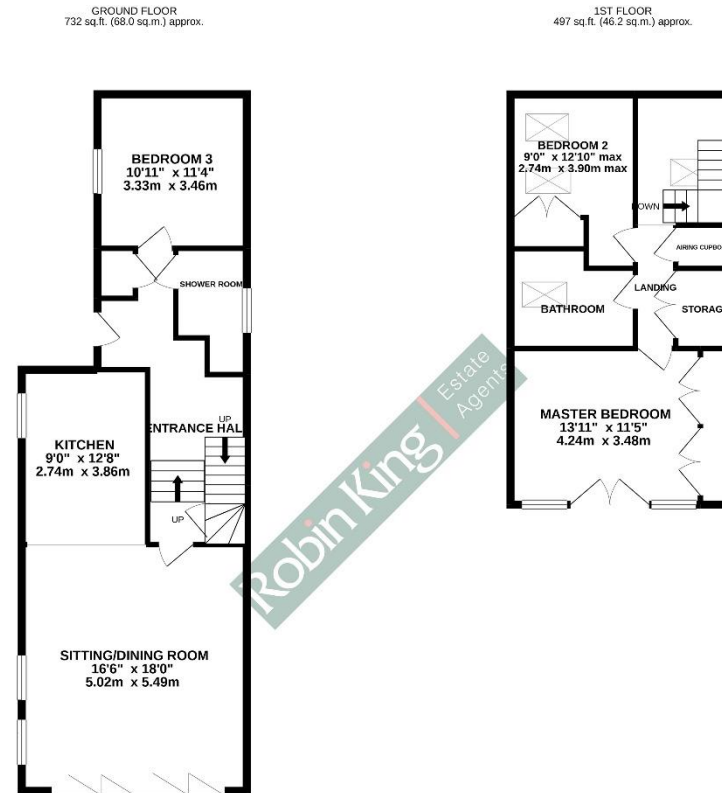
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract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

DIRECTIONS – From Robin King Estate Agents office in Congresbury, turn right at the traffic lights towards Bristol. Continue past Tesco and turn right on to Wrington Road and follow the road into Wrington. Continue round into Broad Street and turn left into The Glebe signposted to Old Station Close, the property is on the corner of Old Station Close

SERVICES – All mains services.

LOCAL AUTHORITY – North Somerset District Council – Band D £1,815.56 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

ENERGY RATING - B



TOTAL FLOOR AREA: 1229 sq. ft. (114.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of sites, elevations, masses 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 for any prospective purchase. The services, systems and all fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
Hous. Verb. Metropex 02/20

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