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Plot 5, Withydale Farm, Old Weston Road, Congresbury, BS49 5ED

Stunning detached home, one of only 5 on select development on the edge of village

Quality fixtures and fittings throughout

Sitting room with French doors to the garden

Study and downstairs cloakroom

Bespoke kitchen with Neff appliances and breakfast area with French doors, utility room

4 bedrooms, 2 having ensembles plus family bathroom

Fully enclosed gardens

Garage and parking

No onward chain

This stunning detached house is set in a select development of five executive properties on the edge of this popular village. With quality fittings throughout and the bonus of two ensuite bedrooms and garage it is sure to appeal to anyone looking for a country home with all the advantages of a newly built property.

Enter via the porch and into the hallway with engineered oak flooring and downstairs cloakroom with Porcelanosa flooring. The engineered oak flooring continues into the impressive sitting room with French doors with full length windows each side opening onto the garden.

From the hallway is the study/dining room with window to the front. The stunning kitchen/breakfast room is the heart of the home fitted with Shaker style bespoke units in light grey with soft closing doors and drawers and quartz worktops and upstands in Ammonite Carrara and a Belfast sink. The Neff integrated appliances include oven, gas hob, fridge/freezer and dishwasher. There is ample room for a large table and chairs in the breakfast area and French doors with full length windows each side open from here onto the garden. The utility room has a sink unit and plumbing for a washing machine and space for a tumble dryer.

Stairs lead from the hallway to the first floor landing where there is an airing cupboard and access to the loft. From here there are four bedrooms. The principal bedroom has a window to the rear and a contemporary ensuite with basin, fully tiled shower cubicle, W.C., and towel rail. Bedroom 3 again has an ensuite shower room and there is a family bathroom with bath with shower over, basin in vanity unit and W.C. All the bathrooms have Hansgrohe mixer taps and shower heads and Porcelanosa flooring.





To the rear of the property is a single garage and parking and the rear the gardens are fully enclosed with decked area and lawn.

Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton, just 2 miles distance. There is easy access to the M5 motorway at Clevedon and St. Georges. The countryside around offers hosts of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and outdoor pursuits centre, all within easy reach. The friendly village contains a variety of independent shops and educational opportunities are very good with Primary schooling within the village and secondary education at the Outstanding Churchill Academy and Sixth Form.



Important Notice:

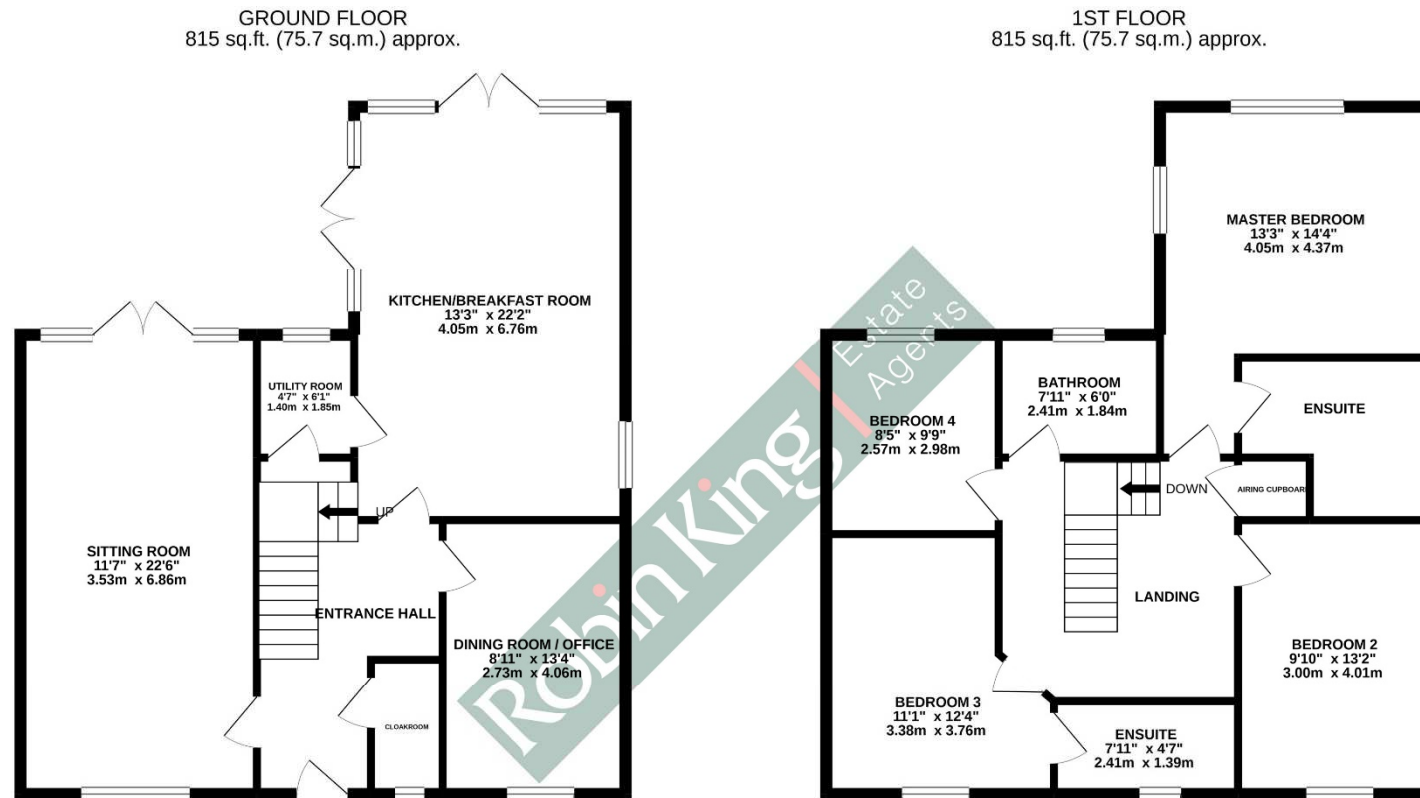
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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’s office in Congresbury, turn left at the traffic lights onto the A370 towards Weston Supre Mare. After approximately half a mile take the second of the turnings onto Old Weston Road on the left hand side and the development is immediately on your right.

SERVICES – gas central heating.

LOCAL AUTHORITY – North Somerset District Council – Band TBC

ENERGY RATING – Predicted B



TOTAL FLOOR AREA : 1630 sq.ft. (151.4 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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