



**1 Granfield Gardens**  
**Langford, Bristol, BS40 5JP**

**Robin King** | Estate Agents



# 1 GRANFIELD GARDENS, LANGFORD, BRISTOL, BS40 5JP

A deceptively spacious detached 4 bedroom family house with a double garage and enclosed rear garden in a popular location with good facilities and convenient transport links to Bristol and beyond

- Approx 1,5705 sq ft flexible accommodation
- Study and utility room
- 2 en-suite shower rooms plus family bathroom
- No onward chain
- Within catchment for “Outstanding” Churchill Academy
- Near the Mendip Hills Area of Outstanding Natural Beauty

Situated within a private close of just 4 properties, 1 Granfield Gardens provides substantial and flexible family accommodation. Currently rented out, the property would suit a variety of needs, either as an investment property or a wonderful family home.

The ground floor accommodation includes a study/snug overlooking the front, ideal for working from home. There is a contemporary cloakroom and to the end of the hall the spacious kitchen/breakfast room features a range of wooden wall and base units incorporating a double oven and electric hob with extractor hood above. There is a curved breakfast bar area and light floods in through the many windows that provide wonderful garden views. Beyond is the large conservatory/dining room with direct garden access via French doors. Glazed doors open into the spacious sitting room that incorporates a coal effect gas fire and glazed double doors open into the family room to the front of the house. Off the kitchen is a generous utility room with a sink, and space for a fridge/freezer and washing machine. A door opens onto the path running to the side of the house, from which there is a useful door into the double garage.

Upstairs the bedroom accommodation is arranged around a central landing, off which is an airing cupboard and contemporary family bathroom with sleek grey tiles. There are 4 bedrooms; 2 overlook the front of the property, and each of the 2 double bedrooms to the rear incorporate contemporary en-suite shower rooms.

**Outside** – the property is situated on the right hand side of the private close, with ample off street parking and a double garage. Shrubs and bushes provide a degree of privacy and there is a useful overhanging porch above the front door. To the rear the enclosed garden incorporates lawned, terraced and gravelled areas and there is a shed and a handy outside tap.







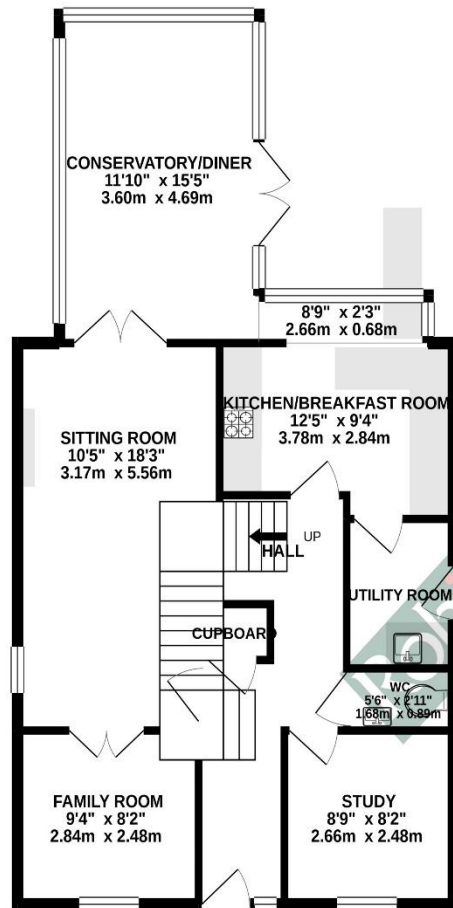
**Location** - Langford offers local shopping and social facilities along with a large, modern medical practice, primary schooling and a handy petrol station and mini-market. The "Outstanding" rated Churchill Academy and Sixth Form with its adjoining sports complex is within 1.8 miles. Bristol and Weston-super-Mare are within easy commuting distance, with a regular bus service available. Junctions 20 and 21 of the M5 motorway are each around 9 miles away for access to Bristol and beyond, and Bristol International Airport is within 6 miles. A more comprehensive range of shops and facilities is available at the nearby villages of Congresbury, Winscombe and Yatton, the latter (approximately 5 miles distant) providing direct mainline railway services to London Paddington (from 114 minutes). Within easy reach of the Mendip Hills Area of Outstanding Natural Beauty, the surrounding countryside offers many activities including riding, sailing, fishing, walking and several golf courses.

**Agent's note** – The property is currently being rented out and some photos date from 2017.

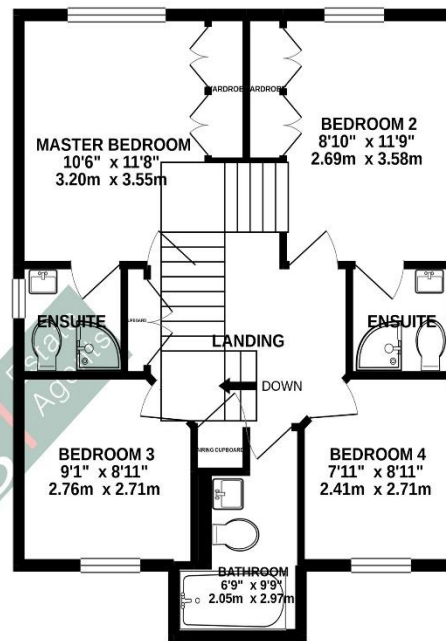
**Important Notice:**

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

GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 15705sq.ft. (1459.0 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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**DIRECTIONS** – From our office take the High Street B3133 towards Langford, which becomes Stock Lane. Turn right onto Pudding Pie Lane and having passed the school on the left, bear around to the left onto Broadoak Road and continue along almost to the end, where Granfield Gardens is a small private close on the left hand side. No 1 is the first property on the right.

**SERVICES** – All mains services are connected. New gas boiler installed 2019

**EPC RATING** - C

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band E £2,306.60 (2021/22) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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