



8 Cadbury Square
Homefield, Congresbury, Bristol, BS49 5HW

Robin King | Estate Agents

8 CADBURY SQUARE, HOMEFIELD, CONGRESBURY, BRISTOL, BS49 5HW

A spacious 4 double bedroom terraced house with enclosed garden and parking space set centrally in a popular North Somerset village convenient for access to Bristol and beyond.

Approx 1,579 sq ft of flexible family accommodation • 4 double bedrooms • Private enclosed garden • 2 bathrooms (1 en-suite) • Allocated parking space • Central village location • Mainline railway services at Yatton 2.5 miles • Access to M5 within 5.8 miles at Jct 21 • Bristol airport 8.2 miles • Central Bristol 12.4 miles. (all distances approx.)

8 Cadbury Square is located in a quiet residential square in the heart of the popular village of Congresbury. With three floors it offers a generous amount of flexible family accommodation.

The front door leads straight into a hallway with two storage areas including cupboard space for coats and shoes and a downstairs cloakroom. Straight ahead is the kitchen/dining room. With a window overlooking the garden, this spacious room has ample units, a gas hob and dual oven together with space for a washing machine, dishwasher and full height fridge/freezer. In addition, there is a large breakfast area with space for a dining table.

To the rear, a glass door leads through to the generous sunroom which overlooks the garden. This lovely space is flooded with light thanks to its southwest orientation and has a wood burner ensuring that it is a cosy and practical space year round.

From here double doors lead back to the well-proportioned and relaxed sitting room. A study fitted with double desks and shelving storage completes the ground floor accommodation.

Rising to the second floor there are 3 double bedrooms all with views over the garden and a family bathroom with a white suite and shower/bath.

The third floor has been converted to create a spacious principal suite. There is a bright, modern bedroom with beams and high ceilings with superb far reaching views to the Mendip Hills. It also has an en-suite shower room and a large walk in dressing area with hanging rails and shelves.





Outside –8 Cadbury Square has a lovely private garden which is fully enclosed and has borders with mature trees and shrubs. Two decked areas, one immediately outside the sun room and the other at the rear of the garden which is covered, provide the opportunity for al fresco dining whatever the weather. There is also a practical garden shed and an allocated parking space in the Square.

Location - Congresbury is a thriving village surrounded by countryside, with a great range of facilities and amenities including shops, pubs, a post office, small supermarket, a pre-school and a primary school. Senior schooling is available at the well regarded Churchill Academy and Sixth Form. Mainline railway services are available from Yatton station, some 2.5 miles away - London Paddington from 114 minutes. Bristol Airport is within 8.2 miles, access to the M5 within 5.8 miles from either Jct 20 (Clevedon) or Jct 21 (St Georges). The nearby Strawberry Line provides good opportunities for off road cycling and walking between Yatton and Cheddar.



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 the A370 turn left on the A3133 towards Langford. After 0.3 miles turn left into Park Road, after another 0.2 miles right to Homefield and Cadbury Square is on the left.

SERVICES – All mains services

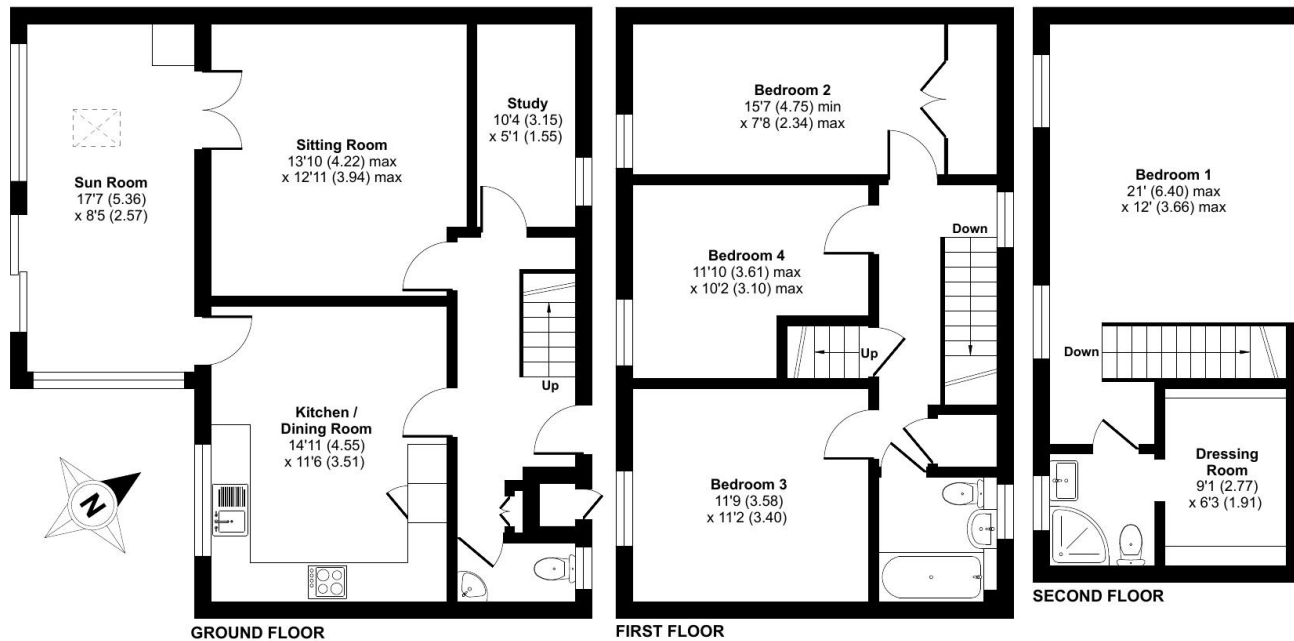
EPC RATING – C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND C** £1,835.18 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Cadbury Square, Congresbury, Bristol, BS49

Approximate Area = 1579 sq ft / 146.6 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Robin King LLP. REF: 1053678

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