



Little Harleston

7 Southlands Way, Congresbury, Bristol, BS49 5BW

**Robin King** Estate Agents

## LITTLE HARLESTON, 7 SOUTHLANDS WAY, CONGRESBURY, BRISTOL, BS49 5BW

A spacious 5 bedroom detached property with flexible accommodation, tandem garage and ample parking in a popular North Somerset village convenient for access to Bristol and beyond

- **APPROX 2,132 SQ FT VERY FLEXIBLE ACCOMMODATION TO INCLUDE ANNEXE ACCOMMODATION IF REQUIRED**
- **POPULAR VILLAGE WITH GOOD AMENITIES INCLUDING NURSERY AND PRIMARY SCHOOLING, SHOPS, PUBS, CAFÉS AND LIBRARY**
- **WITHIN CATCHMENT FOR “OUTSTANDING” CHURCHILL ACADEMY AND SIXTH FORM**
- **MAINLINE RAILWAY SERVICES AVAILABLE FROM YATTON STATION – WITHIN 2.1 MILES - LONDON PADDINGTON FROM 118 MINUTES**
- **GOOD TRAVEL CONNECTIONS – M5 WITHIN 5 MILES (JCT 21) / BRISTOL AIRPORT APPROX 7.1 MILES / BRISTOL – APPROX 12.8 MILES**

Little Harleston is situated in a popular residential location and provides flexible accommodation to suit a variety of needs. The property benefits from 2 front doors, having previously been arranged as a 5 bedroom family home with a 1 bedroom downstairs annexe. This arrangement could be re-instigated for a dependent relative if required, although Little Harleston is currently arranged as a single family dwelling, with generous downstairs reception space.

The downstairs living accommodation is characterised by contemporary clean lines, with cool neutral colours, combined with stylish grooved wooden doors and low maintenance wooden and wood-effect laminate floors. The sitting room incorporates a wide triple bay window overlooking the front garden and the gas stove-type fire provides a sense of hygge at the flick of a remote control switch. A glazed door leads to the kitchen/breakfast room with space for a breakfast table in front of the French doors opening onto the garden beyond. There is a good range of pale grey kitchen units including wall and base units incorporating deep pan drawers and a breakfast bar seating area, plus space for a fridge/freezer, a dishwasher and a large gas range cooker with an overhead extractor hood.





At the end of the kitchen a part-glazed door provides access to the dining room or beyond to the utility room, which is fitted with a range of white wooden units and includes a sink and space for a washing machine and tumble dryer. Opposite is a handy downstairs cloakroom. Situated to the front of the property, as annexe accommodation the dining room was previously used as a bedroom, but now provides a good room for entertaining. A separate door opens onto another hallway off which there is another large reception/sitting room with a gas fired “wood burner” stove, which like the main sitting room benefits from a large window overlooking the front garden. Beyond is a contemporary ground floor shower room and a large additional utility/boot room, fitted with a sink and a very comprehensive range of storage cupboards. A stable door opens onto one end of the rear garden with greenhouse and gravelled area, plus some shrubs and beds including raspberry canes, which could be separated from the main part of the garden if required (perhaps for annexe accommodation if that were required).

The upstairs bedroom accommodation is well proportioned. The principal bedroom overlooks the rear garden and includes a stylish en suite shower room with heated towel rail. On the landing is a spacious airing cupboard and a contemporary bathroom and there are four further bedrooms, off one of which there is a generous attic storage room.

**Outside** - the house sits near the middle of its plot. The front garden incorporates a good range of established shrubs, bushes and trees and is bordered by a stone wall. There is ample parking on the block paved and gravelled driveway in addition to the tandem garage. The rear garden is attractively landscaped and is mainly laid to lawn in the centre, with a good range of mature shrubs and plants.

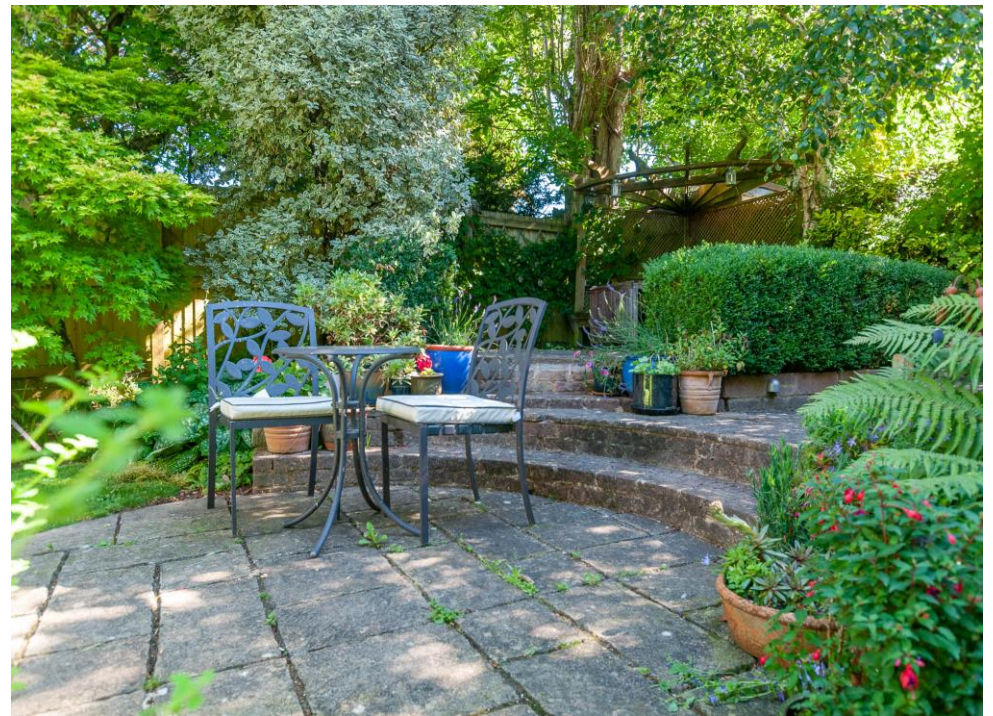




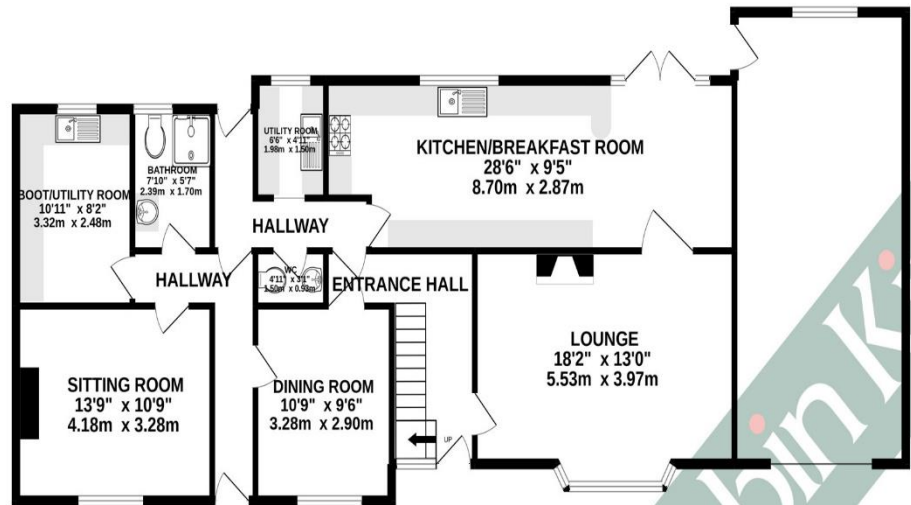
To the end near the kitchen/breakfast room, there is a curved terrace area with steps leading to a fish pond with a nearby seating area that provides a wonderful place to sit and contemplate the surroundings. Curved steps lead to a raised terrace area with wooden pergola, ideal for al fresco dining and entertaining. A door provides rear access to the garage, which incorporates an oil-repelling floor and a workshop area along with eaves storage.

**Location** - Congresbury is an exceptional and thriving village surrounded by countryside and with a great range of facilities and amenities including a pre-school and primary school. Senior schooling is available at the Outstanding Churchill Academy and Sixth Form. Within the village there are many independent shops, cafes and pubs along with a small supermarket, doctors' surgery, chemist, churches and a library. Mainline railway services are available from Yatton station, some 2.1 miles away, with journey times to London Paddington from 118 minutes. The M5 motorway is within 5 miles from Jct 21 (St Georges), for access to the west country, Bristol and beyond, and Bristol Airport is approximately 7.1 miles away. The nearby Strawberry Line provides good opportunities for off road cycling and walking between Yatton and Cheddar.

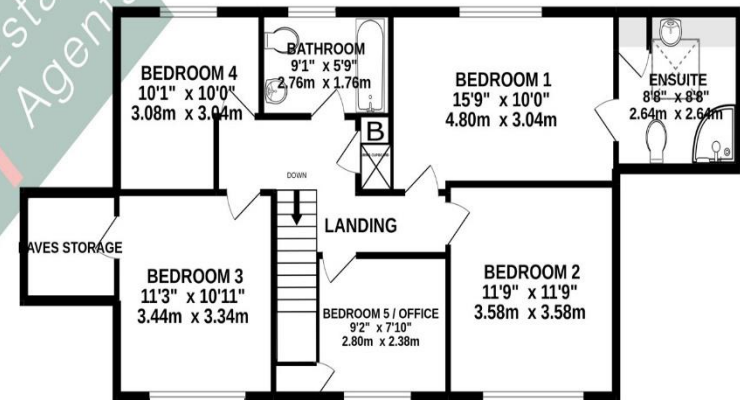




GROUND FLOOR  
1387 sq.ft. (128.9 sq.m.) approx.



1ST FLOOR  
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 2132sq.ft. (198.1 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 turn left onto the High Street and at the traffic lights turn right onto the A370 Bristol Road. Shortly after the bus stop on the right turn right onto Kent Road and take the 2<sup>nd</sup> right onto Southlands Way. The road gently curves around to the left and as it straightens out, Little Harleston is on the left hand side bordered by a stone wall.

**SERVICES** – All mains services are connected. **Agents' Note** - The 4kW solar panels are currently leased. **EPC RATING** - C

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band E £2,324.09 (2021/21) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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