



Newlands
20a Stonewell Drive, Congresbury, BS49 5DW

Robin King | Estate Agents

NEWLANDS, 20A STONEWELL DRIVE, CONGRESBURY, BS49 5DW

A beautifully presented 4/5 bedroom detached family home with a wonderful garden, driveway parking and a garage in a popular residential location in a village with excellent amenities

- Approx 2,006 sq ft flexible accommodation
- Popular village with excellent amenities
- Yatton station within 1.9 miles – Paddington from 114 minutes
- Within catchment area for “Outstanding” Churchill Academy and Sixth Form
- Bristol approx. 13.4 miles / Bristol Airport approx. 8.8 miles / M5 Jct 20 (Clevedon) approx. 6.5 miles

Newlands is a very well appointed and beautifully presented family home that has been updated and enhanced with great care and attention to detail, to create very flexible accommodation to suit a variety of needs. From the spacious entrance hall, which easily accommodates a piano and has a useful large coat cupboard, one is immediately struck by the beautiful presentation of light, airy and spacious property within.

The accommodation flows freely, with a light and sunny sitting room with a bay window overlooking the front and a patio door to the end of the room opens onto the wide paved garden running round the side of the house. The Art Deco style feature fireplace with “coal effect” gas fire provides focus to the sitting room and there are 2 stylish curved vertical corner radiators. The dining room off the sitting room is another good sized room, with lovely garden views, and a section of glass bricks to the hallway wall add contemporary character and interest.

The spacious and stylish kitchen breakfast room is a highlight of the property, with an excellent range of high gloss wall and base units, including some deep pan drawers. Near the back door is a long breakfast bar to one side and a utility area to the other, with a sink, dishwasher and space for a washing machine. High quality integrated appliances include a double oven, Bosch ceramic hob with Zanussi overhead extractor and a Sonos under-cupboard TV, and there is space for a large American-style fridge/freezer.

To the end of the hallway is the superb contemporary family bathroom, with large walk-in shower enclosure and free-standing bath with central waterfall tap, along with a coiled radiator in addition to under-floor heating. Beyond is a double bedroom with a good range of fitted wardrobes plus a stylish en-suite shower room. There is another spacious double bedroom with fitted wardrobes on the ground floor, which could be used as a snug or additional family room if required.





Upstairs is a wide landing area that provides a storage/display area, or somewhere to perhaps sit quietly, reading. There is a neat shower room on the first floor, along with 3 bedrooms; 2 are large doubles, plus an additional large single/small double that is currently used as a home office. A fitted double wardrobe opposite in the hallway provides useful storage for this room if required.

Outside – the property sits off Stonewell Drive, with a neat block-paved driveway for parking in addition to the single garage, which has a remote-controlled up-and-over door along with a window and garden door to the side. There is access around the house from either side: to the left a neatly paved garden wraps around the front and on to the side of the house, where the sitting room patio doors open onto a wonderful seating area with a tiered water feature and neatly planted raised beds to the side. The rear garden is a good size, laid mainly to lawn with various established shrubs and trees and some carefully planted raised beds. Neat paths run to either side and at the end is a shed along with a decked seating area and a pergola-topped pond with a gently cascading water feature, all of which combine to create a wonderful outside space.

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



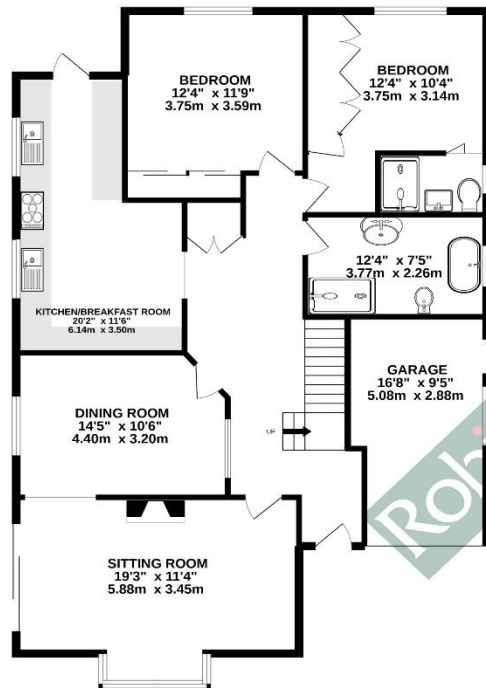
DIRECTIONS – From our office proceed on the B3133 into Congresbury, and just past the shopping precinct turn right onto Stonewell Lane. Take the first right onto Stonewell Drive and continue to the end of the road where it bears around to the left, and Newlands is the final property on the right hand side.

SERVICES – All mains services are connected

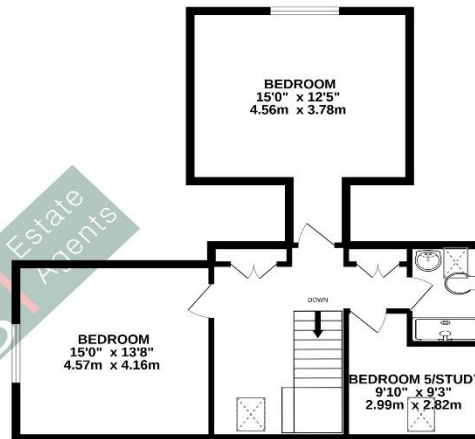
EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band E £2,399.20 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR
1373 sq.ft. (127.5 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 2006 sq.ft. (186.4 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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1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT