



Timberdown
3 Ladywell, Wrington, Bristol, BS40 5LT

Robin King | Estate Agents

TIMBERDOWN, 3 LADYWELL, WRINGTON, BRISTOL, BS40 5LT

An exceptional 6 bedroom detached family home with a good sized enclosed rear garden, ample driveway parking and garage in an exclusive location near the heart of Wrington, a highly popular North Somerset village

APPROX 2,469 SQ FT FLEXIBLE, FREE-FLOWING ACCOMMODATION • 3 GENEROUS RECEPTION ROOMS, 2 WITH DIRECT GARDEN ACCESS • UTILITY ROOM AND DOWNSTAIRS SHOWER ROOM • AMPLE DRIVEWAY PARKING AND SINGLE GARAGE • VERY POPULAR VILLAGE LOCATION WITH EXCELLENT FACILITIES INCLUDING “OUTSTANDING” PRIMARY SCHOOL • WITHIN CATCHMENT OF “OUTSTANDING” CHURCHILL ACADEMY • 4.5 MILES TO YATTON STATION FOR MAINLINE SERVICES TO BRISTOL (16 MINS) AND BEYOND – LONDON PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 5.3 MILES / JCT 20/21 M5 WITHIN 8.6 MILES / BRISTOL CITY CENTRE 13 MILES (ALL APPROX)

Characterised by light, airy, free-flowing accommodation and good room dimensions throughout, Timberdown is a substantial family home within a level walk of the many amenities in the heart of Wrington and close to footpaths for wonderful countryside walks. Situated along a quiet residential cul-de-sac, there is ample driveway parking on the neat block-paved drive, in addition to the single garage.

Upon entry, one is immediately struck by the generous proportions of the house, with a welcoming reception hall, and vertical radiators provide a contemporary feel. The downstairs living accommodation is wonderfully light and airy, with large windows and French doors providing direct access to the spacious, south-facing rear garden. One large reception room is currently arranged as a bedroom but would make a wonderful additional reception room/family room or a formal dining room if required. The adjacent drawing room is also a good size, with a wide expanse of windows overlooking the garden and an open fireplace with cast iron surround.





The kitchen/dining room accommodates a large table, ideal for family meals and entertaining, and to one end near the French doors is a spacious sitting area with bookshelves, that provides a relaxing place to sit and enjoy the surroundings.

The kitchen is well equipped with a good range of wall and base units including deep pan drawers and pull-out larder cupboards and light floods through the full width kitchen window. There is a 5-ring Siemens gas hob and double oven, an integrated Bosch dishwasher and space for a fridge/freezer. Off the kitchen is a utility/boot room with fitted wall and base units, a sink, and space for a washing machine and tumble dryer. A glazed door provides access to the garage and front garden, and a path around the side of the house leads to the back garden. Also on the ground floor is a useful coat cupboard and a shower room.

The upstairs bedroom accommodation is well proportioned, with 5 of the 6 bedrooms being doubles and many including fitted wardrobes. If required, it should be possible to create an en-suite and/or dressing room from bedroom 6. The principal bedroom includes French doors opening onto a balcony, with far reaching elevated views towards the church and over the surrounding countryside. On the landing is a linen cupboard and a contemporary family bathroom with curved bath panel and screen.

Outside – the neat front garden is mainly block-paved and bordered by a low wall to the front, with ornamental trees, mature shrubs and bushes adding colour, interest and privacy. The single garage is currently not used for parking a vehicle, and a 5-bar gate has been installed to secure the garden, ideal for pets and children, however this could easily be removed should garage parking be required. The south facing rear garden is delightful, of a good size and beautifully maintained. Mainly laid to lawn bordered by mature hedges, the gently curved herbaceous borders are well stocked with an extensive variety of mature shrubs and plants for year-round colour and interest: the deep, wide bed near the house, planted with roses and lavender, is a particular highlight.



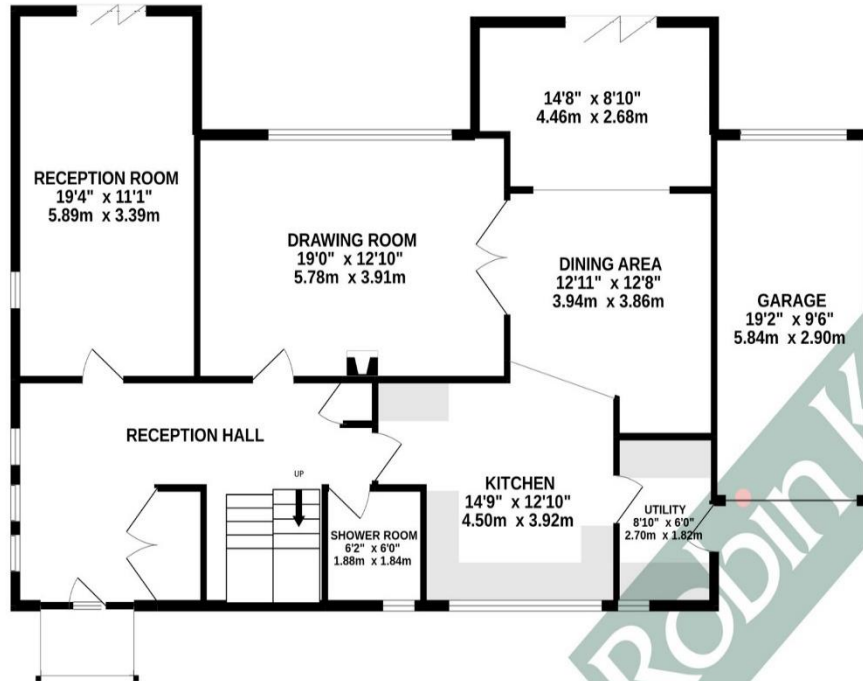


There are various mature trees including a very productive pear, and an attractive low hedge in front of the garden shed. A wide deck accessible via the 2 sets of French doors runs across the back of the house and provides a wonderful place for alfresco dining and entertaining, with shallow steps leading down to the lawn.

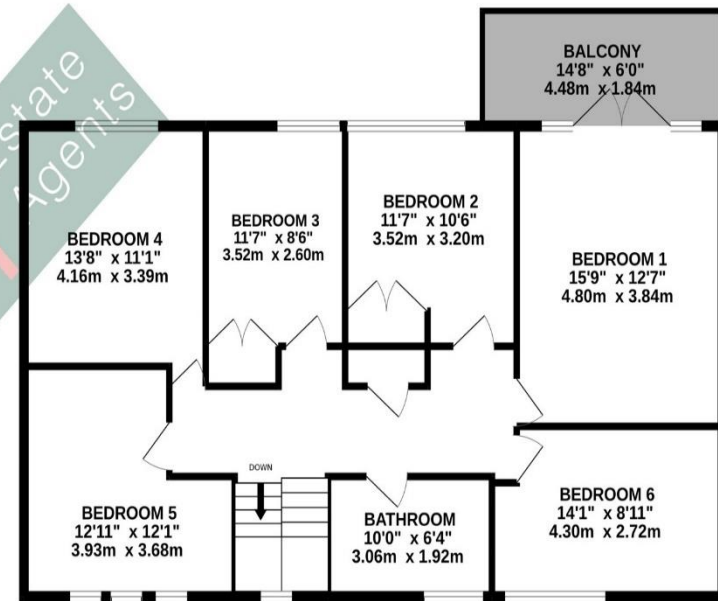
Location - situated approximately 13 miles south west of Bristol, Wrington village is a thriving community, renowned for its excellent facilities and amenities including shops, cafes, pubs, post office, a church and a chapel. The recreation ground hosts many activities including football and cricket and a thriving tennis club. There is a playschool, an “Outstanding” primary school and secondary schooling is available nearby at the “Outstanding” Churchill Academy & Sixth Form. Bristol International Airport is within 5.3 miles and access to the M5 motorway within 8.6 miles, at Jct 20 Clevedon or Jct 21, St Georges. Mainline railway services are available within 4.4 miles from Yatton station – Temple Meads from 16 minutes, London Paddington from 114 minutes. The beautiful surrounding countryside provides wonderful opportunities for walking and outdoor leisure pursuits.



GROUND FLOOR
1414 sq.ft. (131.4 sq.m.) approx.



1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 2469 sq.ft. (229.4 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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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 take the A370 Bristol Road and after 0.7 miles turn right onto Wrington Road. Continue for 2.1 miles, during which the road becomes West Hay Road and High Street. Follow the road around to the right, past the Post Office, onto Broad Street and continue to the end where it bears around to the left towards Langford/Bridgwater. Do not bear left but go straight over, onto The Triangle. Bear right onto Ladywell, and continue straight on, and Timberdown is on the left hand side towards the end of the road.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band F £2,850.09 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

SERVICES – All mains services are connected

EPC RATING - C



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