



**20 Cobthorn Way
Congresbury, Bristol, BS49 5BJ**

Robin King | Estate Agents

20 COBTHORN WAY, CONGRESBURY, BRISTOL, BS49 5BJ

A beautifully appointed 3 bedroom semi-detached family home with well designed rear garden, ample driveway parking and garage in a popular North Somerset village, convenient for access to Bristol and beyond

Approx 1,154 sq ft beautifully appointed flexible accommodation • Popular village with excellent amenities including nursery & schools, shops, businesses, cafes and pubs • Within catchment for “Outstanding” Churchill Academy & Sixth Form • Yatton station 2.2 miles – Bristol from 16 mins, Paddington from 114 mins • Bristol Airport 5.3 miles • M5 Jct 20 Clevedon 6.4 miles Jct 21 St Georges 6 miles • Bristol 12.8 miles (all distances approx.)

20 Cobthorn Way is a deceptively spacious and beautifully appointed family home characterised by elegant, contemporary colour schemes with a good sense of flow to the generous accommodation. Every room has been carefully designed and decorated to maximise the sense of light and space, creating a very stylish home.

Upon entry into the light and airy hall, one is immediately struck by the smart, well planned accommodation. The spacious kitchen includes a good range of cream high gloss units with a good range of deep pan drawers and cupboards. There is a 5-ring gas hob and integrated oven, with space for a large fridge/freezer, and lovely garden views through the wide kitchen window. A part-glazed door off the kitchen opens into the garage, which is currently used as a storage and utility room, and there is a useful rear door opening onto the back garden.

The sitting/dining room is a highlight of the property, being a surprisingly generous room, being both a good width and length. Like most of the house, it is fitted with a smart low-maintenance laminate floor, and light floods through the wide window overlooking the front and French doors opening onto the rear garden. There is ample space for a large dining table as well as a generous living area. A second reception room on the ground floor overlooks the front, and is currently used as a work/craft room but would also make a good home office, a snug or an additional bedroom if required.

Upstairs are 3 bedrooms, all beautifully decorated. There is a single bedroom and 2 generous double bedrooms in addition to the recently-installed smart contemporary bathroom, with a bath in addition to a stylish glass walk-in shower enclosure. There is also a useful large storage/boiler cupboard.

Outside – the rear garden is another highlight of the property, having been created and planted with great care and attention to detail. Landscaped with gravelled and





paved paths, with various raised wooden planters and pergolas, there is a real sense of tranquil privacy. Off the dining room is a decked area with wooden seating, ideal for entertaining and relaxing, and there is another dining terrace area near the garage. Careful planting including a wide range of shrubs, herbs, climbers, bushes and small trees including a superb olive tree in the central area, combine to create a wonderful space to sit and relax. To the front, the low-maintenance garden includes a planted raised front border and is neatly block paved to accommodate a number of vehicles.

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. Mainline railway services are available from Yatton station, some 2.2 miles away - London Paddington from 114 minutes. Bristol Airport is within 5.3 miles, access to the M5 within 6.3 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:

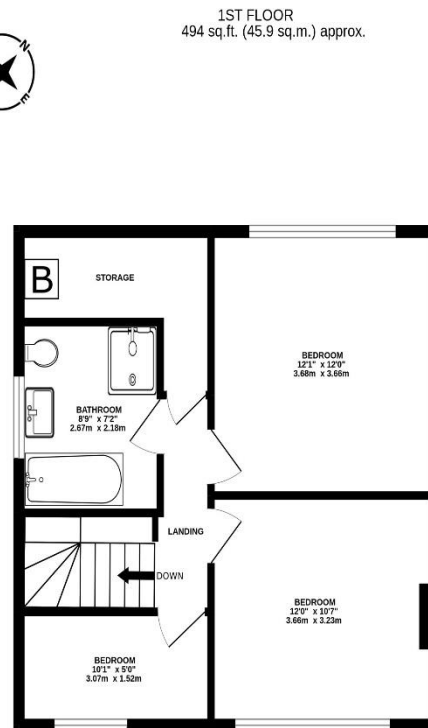
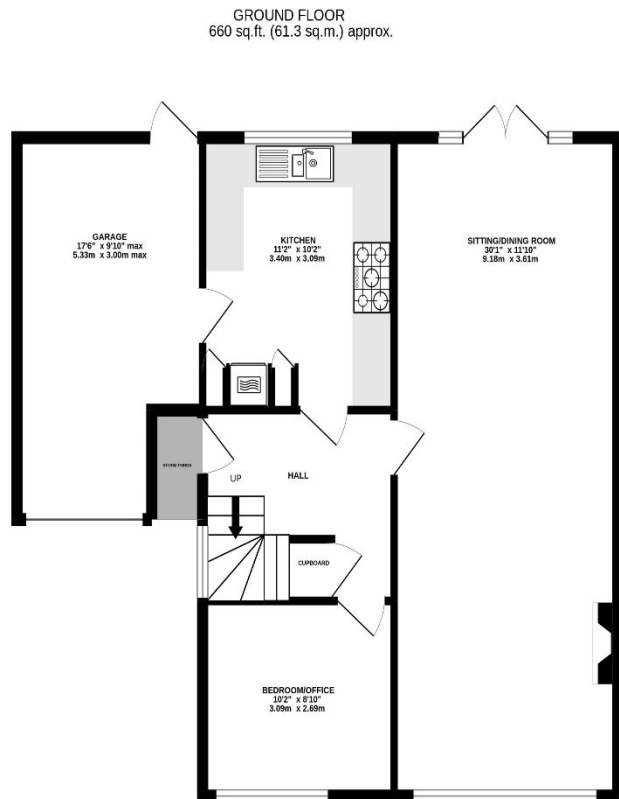
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 our office take the A370 Bristol Road, continue past the Tesco Express on the right and as the road starts to bend around to the left, take the right turn onto Kent Road then left onto Wrington Lane. Cobthorn Way is 0.2 miles further along on the right hand side. Continue past the right turn to Weedwood Road, and number 20 is a little further along 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 D £1,962.99 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 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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