



**29 Garstons**  
**Wrington, Bristol, BS40 5QW**

**Robin King** | Estate  
Agents

## 29 GARSTONS, WRINGTON, BRISTOL, BS40 5QW

Flexible 4/5 bedroom detached family home with extensive driveway parking and a charming enclosed rear garden in a popular residential location in a highly favoured village with excellent amenities

**APPROX 1,519 SQ FT WELL BALANCED ACCOMMODATION • THRIVING VILLAGE WITH EXTENSIVE AMENITIES INCLUDING “OUTSTANDING” PRIMARY SCHOOL • IN CATCHMENT FOR “OUTSTANDING” CHURCHILL ACADEMY & SIXTH FORM • YATTON STATION WITHIN 4.7 MILES FOR REGULAR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 4.8 MILES • ACCESS TO M5 WITHIN 8.8 MILES (JCT 20 & JCT 21) • CENTRAL BRISTOL 12.8 MILES (DISTANCES APPROX.)**

29 Garstons has been a much-loved family home for over 23 years, during which the accommodation has been renovated and extended to provide flexible, generous living space. A highlight of the property is the spacious dual aspect kitchen/dining room, which was created by converting the original garage. There is a sense of farmhouse style, with wooden base units, tiled floor, a double butler’s sink, and space for a large range-style cooker, a dishwasher and a washing machine. The dining area to the other end accommodates a large table and benefits from lovely garden views through French doors opening onto the terrace and garden beyond. A stable door from the kitchen opens onto a long, covered side passageway running down the side of the house, providing useful covered storage space for bicycles and garden tools, and gated access onto the front driveway.

Off the kitchen the light and sunny living room is currently arranged as 3 different zones including a generous seating area with recessed wood burner, a piano/library area and near the 2 sets of French doors overlooking the garden is an attractive seating area to one side and a generous hobbies area to the other. The space is very flexible, to suit a variety of needs. Also on the ground floor is a cloakroom and an office to work from home, which could alternatively provide a family room/snug if preferred.

Upstairs there is a useful linen/boiler cupboard on the landing. The generous bedroom accommodation includes a charming principal bedroom with lovely views towards Wrington Hill, along with an en-suite shower room. There are 3 further bedrooms plus another room that can be used as a 5<sup>th</sup> bedroom or as an additional study to work from home. There is also a smart family bathroom with tongue and groove panelling giving a sense of country charm.

**Outside** – the front garden includes a mature hedge and lawn area, along with ample





driveway parking. A side gate provides access via the covered side passageway to the enclosed rear garden, which is mainly laid to lawn, enclosed by fences with mature hedges, bushes and trees, and a small pond. A dining terrace running across the back of the house and an attractive arbour seating area to one side provide wonderful places for alfresco dining or to simply sit and enjoy the surroundings.

**Location** – Wrington is an extremely popular North Somerset village with excellent amenities including a pub, post office, café, dentist and pharmacy along with an “Outstanding” primary school, with senior schooling nearby at the “Outstanding” Churchill Academy and Sixth Form. Situated on the north side of the Mendips, some 12 miles south west of Bristol, there is beautiful surrounding countryside for activities including walking, riding and golf. Access to the M5 is within approximately 8.8 miles from either Clevedon (J20) or St Georges (J21) and Bristol International Airport is 4.8 miles away. Regular mainline railway services are available within 4.7 miles from Yatton station – Paddington from 114 mins.

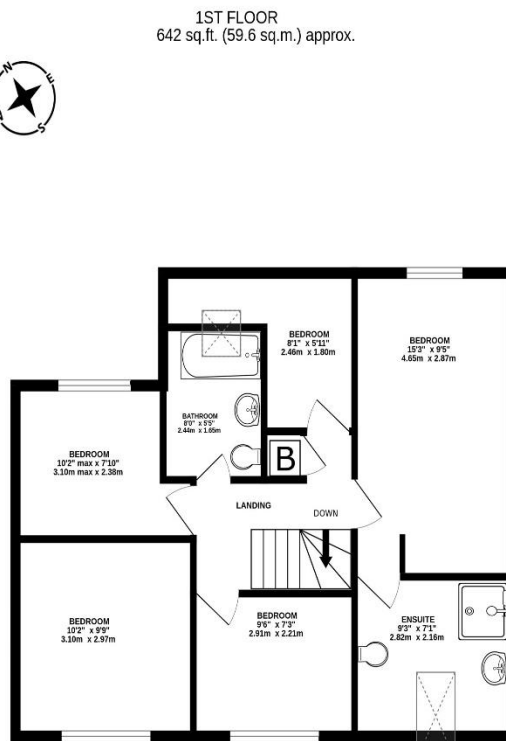
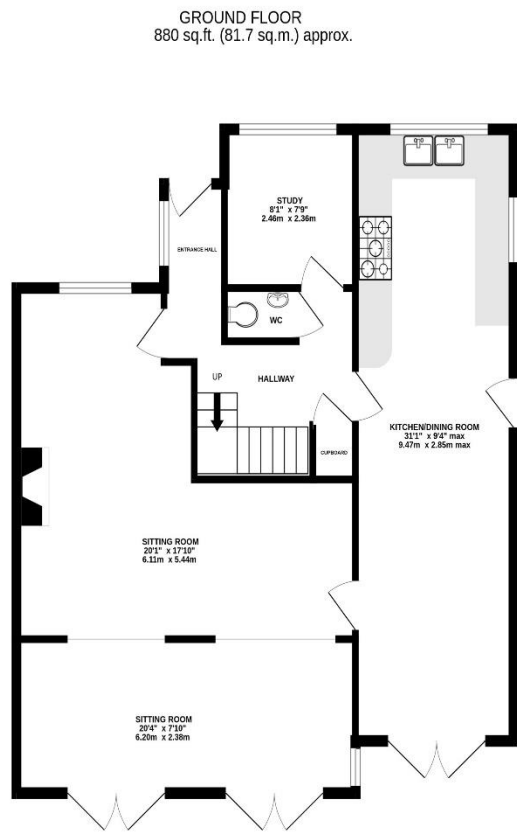
**Important Notice:**

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 towards Bristol and after 0.6 miles turn right onto Wrington Road. Continue along for approx. 2 miles during which the road becomes West Hay Road then High Street, which leads into Wrington village. As the High Street bears round to the right towards the village, take the left turn onto Silver Street and continue for approx. 0.4 miles, passing the Recreation Ground on the left. The turning to Garstons is on the right, and number 29 is a short way along, beyond the left turning to further properties, on the left hand side. **SERVICES** – all mains services are connected, leased solar panels **EPC RATING** – C

**AGENT'S NOTE** – The solar panels owned and the property benefits from free daytime electricity.

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **Council Tax Band E** - £2411.60 (2022/23) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 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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