



18 Rowan Way  
Langford, Bristol, BS40 5HE

**Robin King** | Estate  
Agents



## 18 ROWAN WAY, LANGFORD, BRISTOL, BS40 5HE

A beautifully presented 3 double bedroom detached family home with an unexpectedly large landscaped enclosed rear garden, extensive driveway parking and double garage set in a tucked away location in a well regarded long-established residential development convenient for local village amenities

**APPROX 1,229 SQ FT WELL BALANCED ACCOMMODATION • OPEN-PLAN DOWNSTAIRS LIVING SPACE • PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM • INTEGRAL DOUBLE GARAGE • SUPERB LANDSCAPED REAR GARDEN WITH LARGE SUMMERHOUSE, SHED AND GATED PARKING FOR A MOBILE HOME/CARAVAN IF REQUIRED • POPULAR, ESTABLISHED RESIDENTIAL DEVELOPMENT • YATTON STATION 5 MILES – MAINLINE RAILWAY CONNECTIONS – PADDINGTON FROM 114 MINS • WITHIN CATCHMENT FOR “OUTSTANDING” CHURCHILL ACADEMY & SIXTH FORM – 1.7 MILES AWAY • BRISTOL AIRPORT 6.8 MILES / ACCESS TO M5 WITHIN 7.6 MILES JCT 21 (ST GEORGES) OR 9.1 MILES FROM JCT 20 (CLEVEDON) / CENTRAL BRISTOL 14.4 MILES (ALL DISTANCES APPROX)**

18 Rowan Way is situated in a large plot in a tucked away location in a popular, long-established residential development. The property has been the subject of an ongoing programme of renovation and enhancement, creating well balanced, flexible accommodation to suit modern family living.

From entry one is struck by the free-flowing accommodation within, with a smart solid oak floor running the length of the entrance hall and onward to the kitchen beyond. To the right is a smart downstairs cloakroom with sliding door. To the left is the spacious sitting/dining room, a highlight of the property. There is a bay window overlooking the front garden and a gas “wood burner” style fire provides a focus to the room. The dining area beyond leads round to the kitchen and has a patio door opening onto the decked area and rear garden.

The kitchen is fitted with an extensive range of wall and base units and an under-stairs cupboard









provides useful storage. There is a Bosch oven and 4 ring gas hob with overhead extractor, and space for a fridge and a dishwasher, with lovely garden views through the wide kitchen window.

The utility room off the kitchen also benefits from garden views and is fitted with a sink and storage with space for a washing machine and fridge/freezer. A door leads to the large integral double garage, with a door providing garden access.

Upstairs there is a useful linen cupboard and a smart family shower room. The bedrooms are all a good size; two overlook the rear garden – one is currently arranged as a second sitting room and the other includes space for an office area, useful for working from home. The principal bedroom overlooks the front and is a good size, fitted with a wardrobe with sliding doors and a small bay window provides a lovely place to sit and relax. The spacious en-suite bathroom includes a screened shower over the bath and a bidet.

**Outside** – the gardens and outdoor space are another highlight of the property and have been designed for easy maintenance. A neatly planted gravelled area to the front of the house provides interest and definition, with established bushes, trees and shrubs along the neatly fenced and turfed side border. There is ample driveway parking to either side of the house in addition to the double garage, with gated space to the far side to park a mobile home or caravan out of sight if required.

The rear garden has been carefully landscaped and is arranged in various zones, giving a sense of definition and maximising the space. To one side is a sheltered dining area with wooden pergola, beyond which is a large dual aspect insulated summerhouse (with power supply) that could be used to work from home, a playroom or simply somewhere sheltered to sit and enjoy the surroundings. Laid mainly to golden gravel, with neatly planted borders, assorted established trees, shrubs and neatly tended hedges, various flagstone, brick and stepping stone paths lead to the different parts of the garden.

A trellised fence and wooden archway lead to another section of the garden, fitted with attractive chequer board style paving and a raised rockery garden to one corner. Beyond is a large garden shed and another patio area that could either be used for seating, or to park a mobile home/caravan if needed. There is a nearby electricity point, useful for charging appliances if needed, and another near the pergola. For the









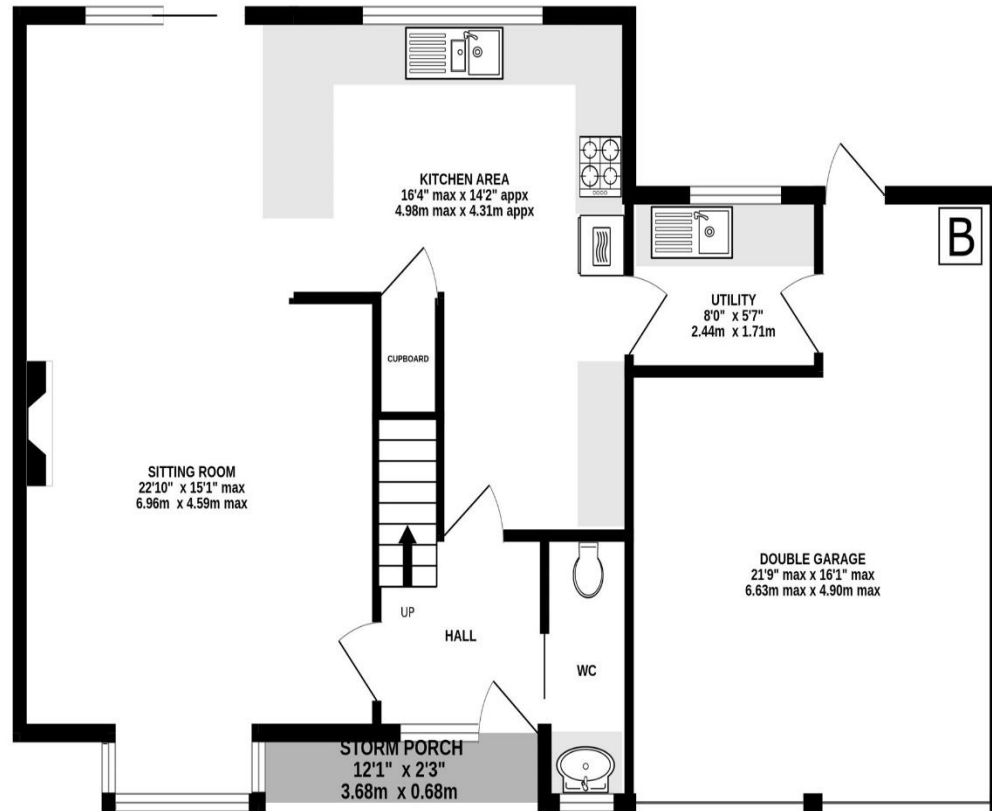


gardener there is an outdoor tap near the utility room window, and another tap in the garage is useful for car washing. The large double garage accommodates a workshop area to the end and includes overhead rafter storage to one side; one garage door is manually operated and the other is fitted with an electrically-operated up and over door.

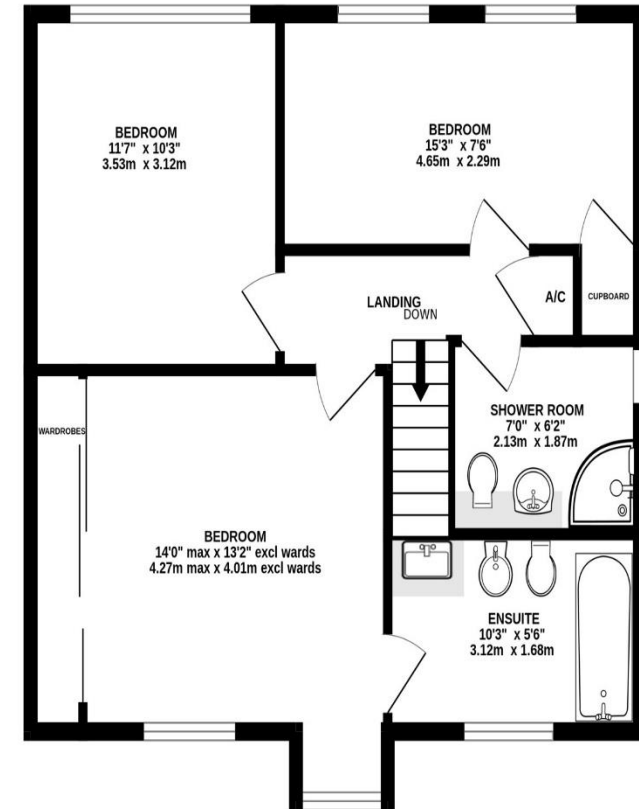
**Location** - Langford offers local shopping and social facilities along with a large, modern medical practice, primary schooling and a handy petrol station and mini-market. The "Outstanding" rated Churchill Academy and Sixth Form is within 1.7 miles. Bristol and Weston-super-Mare are within easy commuting distance, with a regular bus service available. Junctions 20 and 21 of the M5 motorway are each around 9 miles away for access to Bristol and beyond, and Bristol International Airport is within 6.8 miles. A more comprehensive range of shops and facilities is available at the nearby villages of Congresbury, Winscombe and Yatton, the latter (approximately 5 miles distant) providing regular mainline railway services - London Paddington from 114 minutes. Within easy reach of the Mendip Hills Area of Outstanding Natural Beauty, the surrounding countryside offers many activities including riding, sailing, fishing, walking and several golf courses.



GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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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**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 Robin King’s office take the High Street B3133 and continue along as it turns into Stock Lane. Continue for 2.5 miles and shortly after the right-hand turn to Muntjac Road (the Crest housing development), take the next right onto Pudding Pie Lane. Continue past Churchill CEVC primary school on the left, and take the next left onto Broadoak Road, then left onto Rowan Way. Having passed Birch Drive on the right, take the next (unmarked) turn and follow the roadway around to the right and number 18 is the last house at the end.

**SERVICES** – All mains services are connected

**EPC RATING** - C

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **Council Tax Band E** -£2506.55 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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