



**61 Garstons Orchard
Wrington, Bristol, BS40 5LZ**

Robin King | Estate Agents

61 GARSTONS ORCHARD, WRINGTON, BRISTOL, BS40 5LZ

A well appointed 4 bedroom detached house with superb kitchen/dining/garden room, enclosed rear garden and driveway parking in a wonderful, tucked away location in a very popular village with excellent amenities

APPROX 1,229 SQ FT WELL BALANCED ACCOMMODATION • CONVENIENT FOR “OUTSTANDING” VILLAGE JUNIOR SCHOOL & WITHIN CATCHMENT FOR “OUTSTANDING” CHURCHILL ACADEMY & SIXTH FORM • ACCESS TO M5 WITHIN 9 MILES AT JCT 20/JCT 21 • MAINLINE RAILWAY SERVICES WITHIN 4.9 MILES FROM YATTON STATION – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 5 MILES • CENTRAL BRISTOL 12.6 MILES (ALL DISTANCES APPROX)

Constructed in the early 1990s and a much-loved family home for the past 21 years, 61 Garstons Orchard is a well appointed family home providing balanced living and bedroom accommodation, in a wonderful residential location overlooking a country field with grazing sheep.

The house sits to the centre of its plot, with driveway parking and a neat, low maintenance front garden laid mainly to lawn with some mature shrubs and a tree providing colour, interest, and a degree of privacy.

There are 2 reception rooms to the front of the house; the spacious sitting room has a wide bay window, and an attractive feature fireplace inset with a gas-fired “wrought iron” fire and stone surround. The second reception room is currently used as a music room/study and leads on to the rear of the house, where there is a utility room, a downstairs cloakroom and access to the superb kitchen/dining room. The utility room has space for a washing machine and tumble dryer, and to the end is a smart downstairs cloakroom and a back door to the garden.

The kitchen/dining room is a highlight of the property, with a well planned kitchen area including a good range of wall and base units including some deep pan drawers; a large, deep sink; a gas hob with overhead extractor, and an integrated oven, with space for a dishwasher and a fridge/freezer. There is space for 2/3 people at the breakfast bar in addition to the dining area, which accommodates a good sized table, ideal for family meals and entertaining. This opens into the contemporary garden room, which provides a wonderful space to sit and relax, enjoying the surroundings. Light pours through the 2 overhead Velux windows, 2 separate side windows and the bi-fold door with additional glazed side panel. There are lovely garden views and a sense of bringing the outside inside.





Upstairs the 4 bedrooms are arranged around a central landing with a useful linen cupboard: the principal bedroom overlooks the front and incorporates a fitted wardrobe and neat en-suite shower room, and there is a smart family bathroom with a screened shower over the bath.

Outside – the enclosed rear garden is mainly laid to lawn with borders planted with mature shrubs, bushes and trees. A large paved terrace to the corner provides a wonderful space for alfresco dining and to sit and enjoy the evening sun.

Location – Wroughton is a highly regarded village with excellent facilities including shops, pubs, cafes and an “Outstanding” junior school, within the catchment for “Outstanding” Churchill Academy & Sixth Form. Mainline railway services are available within 5 miles from Yatton station; access to the M5 at Jct 20 or Jct 21 is within 9 miles and central Bristol approximately 12.6 miles away.



Important Notice:

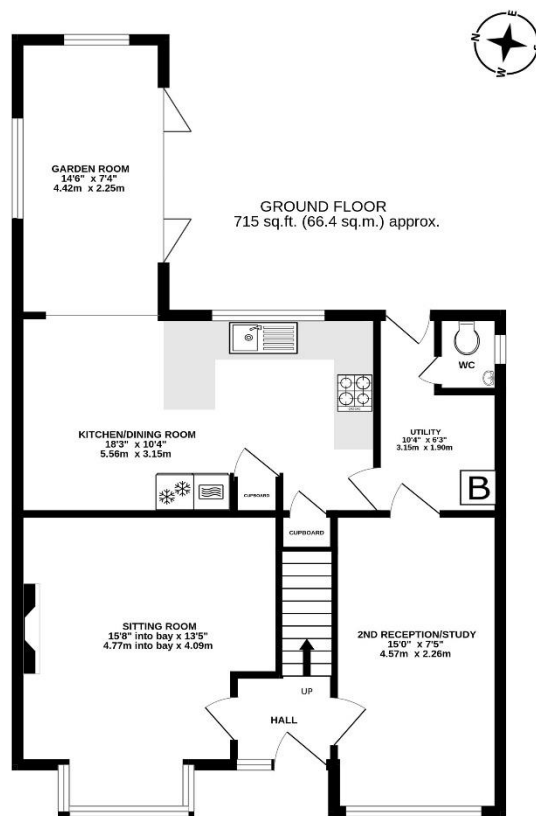
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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. Take the right turn onto Garstons and follow the road round to the left, where the road becomes Garstons Orchard. Continue along, ignoring the left turn and number 61 is the next property along, with an open field opposite.

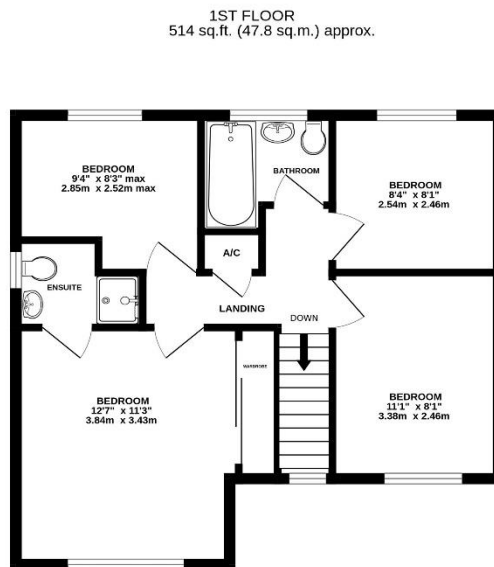
SERVICES – All mains services are connected

EPC RATING - C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 **COUNCIL TAX BAND - E** £2,537.13 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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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