



9 Birch Drive
Langford, BS40 5HG

Robin King | Estate Agents

9 BIRCH DRIVE, LANGFORD, BS40 5HG

A spacious, 4-bedroom detached property with a double garage, perfectly nestled in a peaceful cul-de-sac in Langford.

1224 Sq. Ft • 4 Bedrooms • Double Garage • Cul-De-Sac Location • Ensuite Bathroom To Principal Bedroom • Within Catchment For Churchill Academy & Sixth Form • Access To M5 Within 8.5 Miles At Jct 21 • Bristol Airport 6 Miles • Central Bristol 14.7 Miles • Mainline Railway Services Within 5.1 Miles At Yatton – London Paddington From 114 Minutes (All Distances/Times Approx) • NO ONWARD CHAIN •

On entering the house, you are greeted by a welcoming hallway. To your left is a convenient downstairs cloakroom. On the right, a spacious lounge presents a delightful family space, complete with an original fireplace, exuding a sense of classic charm and warmth.

Straight ahead, the hallway leads to a large kitchen, complete with built-in double oven and stove. Ample space for a dining table allows for family gatherings and casual meals. The large windows overlook the beautiful garden, infusing the space with natural light. An added benefit of this kitchen is its adjoining utility room, connecting seamlessly to the double garage. The utility room offers a practical space for laundry and storage, simplifying daily household tasks.

On the other side of the kitchen, an elegant formal dining room awaits, featuring a sliding door that opens to the garden. This room holds immense potential for hosting dinners with family and friends with the garden providing the perfect backdrop for evening entertainment.

Moving upstairs, you'll discover the thoughtfully designed sleeping accommodation. Towards the rear of the house, two single rooms, one boasting a built-in storage cupboard, provide versatile spaces as bedrooms, offices, or hobby rooms. Adjacent to these, is a generously sized double room overlooking the garden.

At the front of the house, the principal bedroom with en-suite bathroom takes centre stage. Featuring built-in wardrobes, this room offers ample storage for all your needs and provides a private space to unwind and refresh after a long day. There is also a spacious family bathroom which has been modernised in recent years.





Outside: The enclosed garden is a true delight with a well maintained lawn and careful planting of mature shrubs and plants. There is also patioed areas for entertaining friends and family.

Location: Langford offers local shopping and social facilities with a more comprehensive range of shops available at the nearby villages of Congresbury and Winscombe. There is a large, modern medical practice in the village and a petrol station and mini-market close by. Primary schooling is available in the village and the excellent Churchill Academy and Sixth Form. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and junctions 20 and 21 of the M5 motorway each around 9 miles away for access to Bristol and beyond. Bristol International Airport is within 6 miles. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.



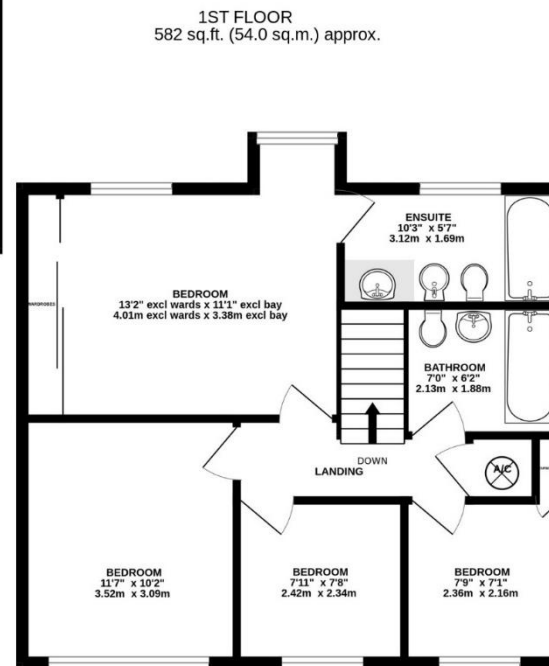
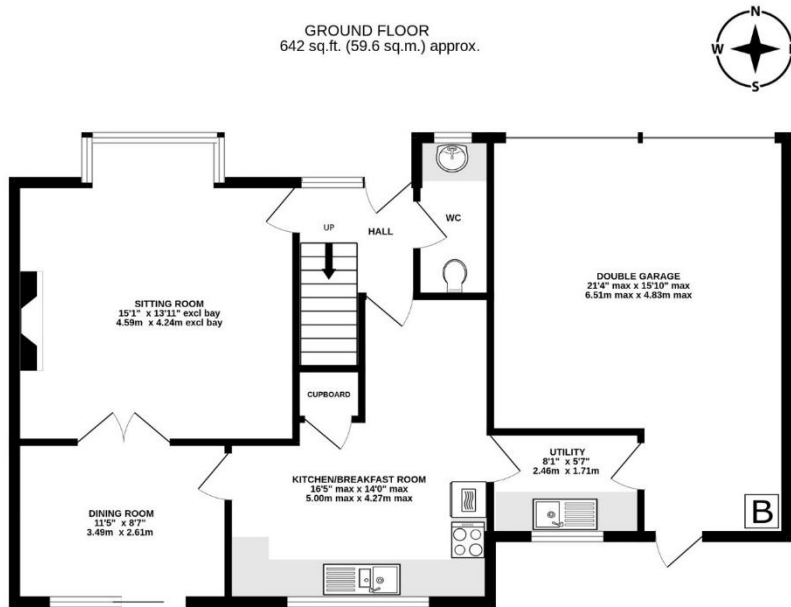
Important Notice:

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 Congresbury office head northeast on Broad St toward High St/B3133. Turn right onto High St/B3133. Continue to follow B3133. Continue onto Stock Lane. Turn right onto Pudding Pie Lane. Turn left onto Broadoak Road. Turn left onto Rowan Way. Turn right onto Birch Drive. 9 Birch Drive will be on the left

SERVICES – Mains Electric, Water & Drainage. Oil Fired Central Heating currently supplies the property. Mains phone line and Broadband. **EPC RATING - D**

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND E** £2,506.55 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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