



Ridgeway
73 Brinsea Road, Congresbury, Bristol, BS49 5JH

Robin King | Estate Agents

RIDGEWAY, 73 BRINSEA ROAD, CONGRESBURY, BRISTOL, BS49 5JH

A superb 4/5 bedroom, detached house which has been beautifully renovated to the highest specification set in a central village location.

APPROX 1,907 SQ FT OF FLEXIBLE ACCOMMODATION • 4/5 BEDROOMS • STYLISHLY FITTED KITCHEN • 2 BATHROOMS (1 EN-SUITE) • BESPOKE CINEMA ROOM/STUDY • ENCLOSED PRIVATE GARDEN WITH GARAGING • OFF STREET PARKING • MAINLINE RAILWAY SERVICES AT YATTON 2.5 MILES • ACCESS TO M5 WITHIN 6 MILES AT JCT 21 • BRISTOL AIRPORT 7.7 MILES • CENTRAL BRISTOL 12.5 MILES. (ALL DISTANCES APPROX)

Ridgeway has been subject to a stylish renovation and refurbishment by the current owners and now offers a flexible family home finished to a very high specification. Beautiful, stripped wood flooring, solid oak doors and a Symphony kitchen fitted by Angel Interiors are features that lend this property a real quality feel.

A lobby entrance with useful storage for shoes leads straight into the hallway with engineered oak flooring. Turning right leads to a spacious sitting room with bay window to the front garden and a cosy log burner. To the left is another generous room which is currently used as a guest room; it also has lovely stripped wooden floors and a bay window with views over the front garden.

A contemporary fully tiled shower room gives a touch of luxury with a chic Stonewood oak basin. Moving to the rear of the house there are another three bedrooms, two doubles and one single which is currently arranged as a nursery.

Adjacent to the stairs is the bespoke kitchen. With oak worktops and stylish green cupboards, together with an integrated Bosch combi oven and dishwasher it also has space for a range and American style fridge/freezer. Other features include a breakfast bar, butler's sink, integrated wine rack and pull-out larder storage.

Completing the ground floor accommodation is a separate dining room which overlooks the garden and has bifold doors onto a decked dining area.

Upstairs is the principal suite. A large double bedroom with views to the front of the property is complemented by a fully tiles en-suite bathroom and walk-in dressing room with fitted shelves and rails.





Outside – Ridgeway is set back behind a wooden fence with mature hedging and a gated driveway which provides access to the garage at the rear. It has a substantial gravelled area for off street parking. The private enclosed rear garden is mainly laid with lawn with a pretty cherry tree and an attractive seating area with wisteria clad pergola. The garden also has a double garage which reveals a “hidden surprise” bonus room for this property, where the current owners have converted the back to a fabulous cinema room/study. With acoustic panelling, luxurious carpeting and a bespoke bar area it is easy to imagine fun evenings relaxing and enjoying a film with family or friends.

Location – Congresbury is a friendly village containing a variety of independent shops and businesses plus sports and leisure amenities along with a primary school. The property is within the catchment area for the well regarded Churchill Academy and Sixth Form. Mainline railway services (London Paddington from 114 minutes) are available from Yatton station, 2.5 miles away. Access to the M5 via Jct 21 is within 6 miles and Bristol Airport is within 7.7 miles. The surrounding countryside offers hosts of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and outdoor pursuits centre, all within easy reach.

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 estate agents, turn right onto the High Street B3133 and after approx. ½ mile you will go past Yew Tree Park on the right, Ridgeway is a few houses further later on the left.

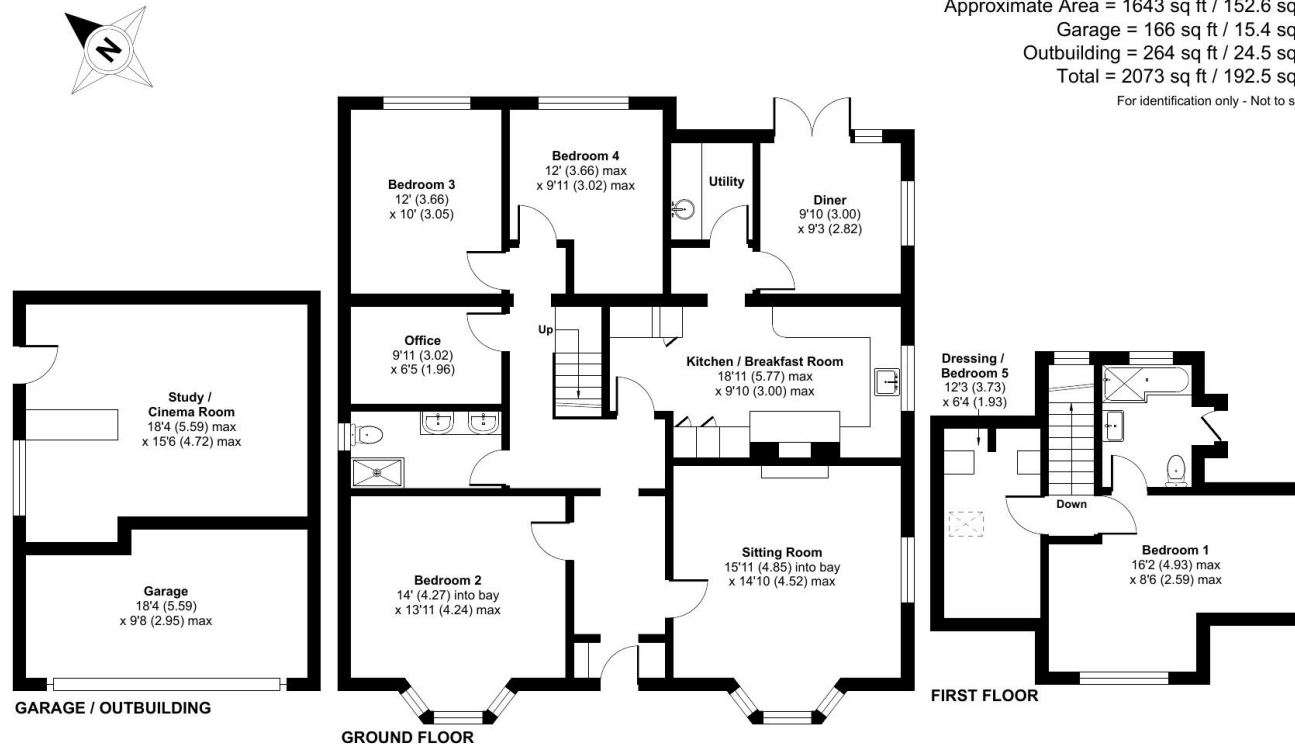
SERVICES – All mains services

EPC RATING – D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** E £2,523.38 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Brinsea Road, Congresbury, Bristol, BS49

Approximate Area = 1643 sq ft / 152.6 sq m
Garage = 166 sq ft / 15.4 sq m
Outbuilding = 264 sq ft / 24.5 sq m
Total = 2073 sq ft / 192.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Robin King LLP. REF: 1058849

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