



14 Yew Tree Park

Congresbury, Bristol

A very spacious detached chalet bungalow offering up to 6 bedrooms with the flexibility for various home office spaces, along with a garage, delightful gardens, and driveway parking. Set in a peaceful residential location in a highly regarded North Somerset village with good amenities, it is also conveniently located for access to Bristol and beyond.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

All Mains Services



- Approx 1,974 sq. ft. well planned accommodation
- Large kitchen with separate dining room
- 6 bedrooms and 2 bathrooms
- Free flowing reception rooms with lovely views over the garden
- Garage and driveway parking
- Superb rear garden with terrace, greenhouse, pergola and summerhouse
- Popular, thriving village location ideal for access to Bristol and beyond
- NO ONWARD CHAIN



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14 Yew tree Park was built in 1960's and has since been extended to become a substantial family home offering approx. 1,974 sq ft of flexible accommodation. Set on a large plot, it has driveway parking, a garage and a lovely private garden with a dining terrace, lawn and pretty, mature shrubs and borders. Situated in a sought-after village location with easy access to the excellent local facilities available in the village it is sure to attract attention.

Set back from the road a neat brick paved driveway leads down to the house which has a smart brick and rendered façade. A welcoming glazed front door opens into a spacious hallway where there is storage for coats and shoes and immediately to the right a bathroom with shower. There is another bathroom immediately behind this that has both a separate shower and bath.

Three bright and airy double bedrooms lie to the left, two of which have fitted wardrobes. These rooms also offer flexibility to be used as a home office or additional reception rooms.

The kitchen/breakfast room and two large reception rooms lie to the rear of the property and seamlessly flow from one to another creating a large area in which to enjoy family time or entertain friends.

The kitchen is fully fitted and has an integrated double oven, gas hob and space for a fridge and dishwasher. Doors from here lead through to the dining room which has a pleasant open outlook over the garden. Double doors from here open out to the spacious sitting room which has a stone open fireplace and French windows that open to a garden terrace – the perfect space to enjoy a BBQ or alfresco dining.



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Upstairs there are 3 further generous sized bedrooms, one of which has a walk-in dressing room. In addition, there is access to the eaves on both sides offering useful additional storage.

Outside

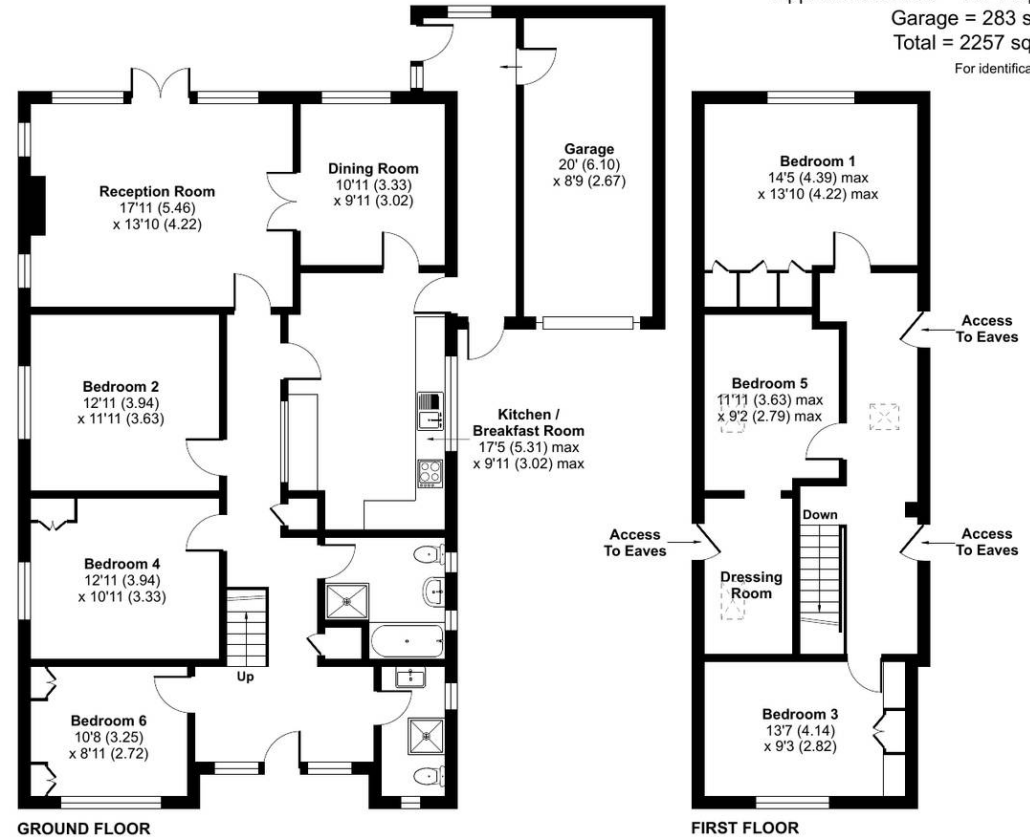
The beautiful mature gardens and outside space are a highlight of the property. To the front the garden is mainly lawned with established borders and specimen trees.

There is ample driveway parking along with a garage.

The generous rear garden is very private and has been nicely landscaped with a large wide terrace across the back of the property merging into a lawned area with pond, trellis with clematis and behind an established hydrangea, a summerhouse, pergola and greenhouse.

Location

Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at the well regarded Churchill Academy and Sixth Form.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Robin King LLP. REF: 1177303

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