



5 Old Station Close,
Wroughton, BS40 5LY

debbie fortune



5 Old Station Close Wrington BS40 5LY

A superbly presented detached family home situated in a lovely quiet and exclusive location in the heart of the village of Wrington.

- Beautifully presented detached family home
- Stunning Master bedroom with en-suite
- Garage and off street parking
- Four bedrooms with family bathroom, en-suite and downstairs WC
- Situated in a lovely quiet cul de sac in the heart of the village
- Stylish bay fronted living room with feature fireplace
- Exceptional open plan kitchen/dining/family room
- Gorgeous landscaped rear garden, with al fresco dining terrace and superb privacy
- Wrington Primary and Churchill Academy and 6th Form catchment

Price Guide £585,000

DESCRIPTION

5 Old Station Close is an attractive brick built modern house set towards the end of a peaceful cul de sac shared with just a small number of other well-presented homes. Approached via a neat brick paved driveway that leads to a single garage and off-street parking, there is a pedestrian pathway with a pretty front garden enclosed by with a mature hedged boundary and landscaped borders.

Entering the property to the front you continue into a light and airy entrance hallway, presented to an exceptionally high standard with sharp modern décor. There is a useful ground floor cloakroom and stairs rising to the first floor.

To the left of the entrance hallway is a beautiful bay fronted sitting room presented in a neutral stone colour palate with a lovely feature stone fireplace and gorgeous colonial shutters to the window. To the rear of the house the original dining room and kitchen have been sympathetically combined to create what is now a stunning open plan kitchen/dining/family room with French doors that flow out to the garden. The kitchen area is fitted with a substantial range of traditional shaker style wall and base units with a contrasting wood block worktop with plumbing for a washing machine, integrated dishwasher, oven and gas hob, with space for an upright American styled fridge freezer. The family/dining room has enough space for a formal dining table or a smaller breakfast table and soft seating area. The same superb attention to detail resonates throughout the two rooms as with the rest of the house, with a sleek yet homely interior and fabulous modern refinements.

On the first floor are the four bedrooms, all arranged off an attractive landing area, with access to the presentable family bathroom. Three of the bedrooms are good sized double rooms, including the exceptional master suite which features a lavish en-suite bathroom. The two guest bedrooms are also generous in size and feature useful built in storage, whilst the fourth bedroom is a perfect cot room/study or occasional bedroom.

Finally, completing the first-floor accommodation is the well-presented family bathroom complete with a contemporary three-piece white suite.

To the rear of the house lies a gorgeous rear garden that has been lovingly landscaped to create a low maintenance and yet colourful and interesting space to enjoy. Enclosed by attractive larch lap fencing, the garden features a good-sized patio area that runs alongside the house, with gravelled pathways that flank either side of a neat level lawn. There is a second patio dining area to the rear of the garden with a pretty flower bed border. The garden is a generous size for a modern home and offer excellent privacy with no overlooking neighbours to the rear.

SITUATION

Situated with good access to local amenities and surrounded by beautiful countryside, Wrington (www.wringtonsomerset.org.uk) is the jewel in the crown of the Wrington Vale and one of the most sought after villages in North Somerset. Picturesque with a lengthy and interesting history, it benefits from facilities usually reserved for a larger town, including a pub, church and a chapel, a primary school (awarded 'Outstanding' by Ofsted), post office, public transport, petrol station, pharmacy, dentist, coffee shop, grocery shop, off licence/convenience shop and even two florist/gift shops (one in the village centre and one on the outskirts). Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk), also recently awarded 'Outstanding' by Ofsted (with transport for local children provided daily), and which also benefits from a modern sports complex open to the general public. Further schools, both state and private, are at Bristol, Backwell, Wraxall and the Chew Valley. The area around is well known for its beauty and offers a variety of community pursuits. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village itself is within commuting distance of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lutsgate and a mainline railway station at Yatton.

DIRECTIONS

Travelling from the centre of the village on Broad Street in the direction of Lower Langford, turn left into Station Road and then right into Old Station Road. Proceed through the cul-de-sac and at the end, turn right where number 5 can be found on your left hand side.

EPC rating D

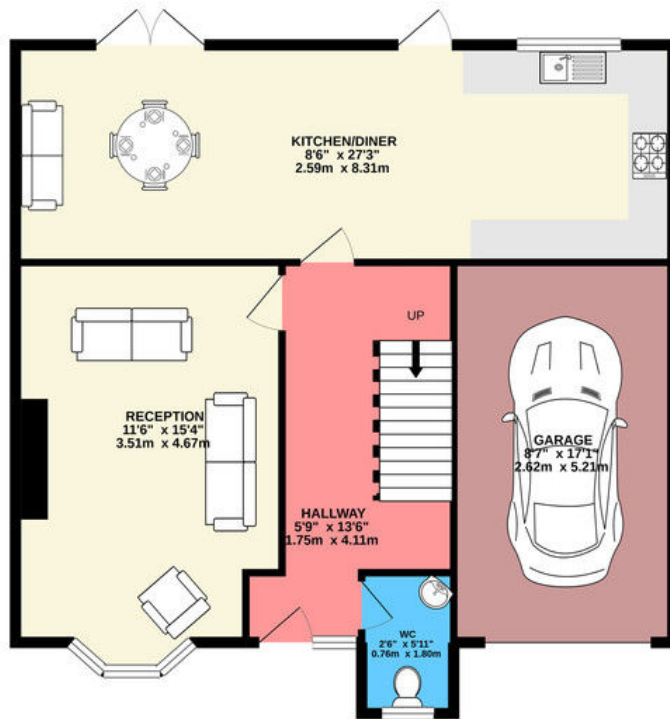
Our vendor says ... We have enjoyed 26 happy years bringing up our family in a lovely comfortable home and a beautiful village location.

We have noticed ... A beautifully presented family home in the heart of the village. If you are looking for a low maintenance, stylish 'turn key' home where you can simply move in unpack and start living then look no further, this is the perfect home in a perfect spot!

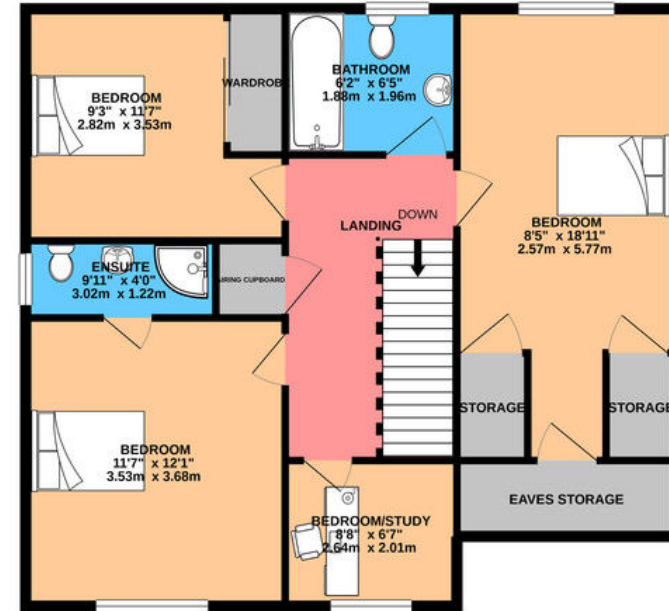


Floorplan

GROUND FLOOR



1ST FLOOR



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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