



Four Seasons
The Glebe, Wrington, BS40 5LX

Robin King | Estate Agents

FOUR SEASONS, THE GLEBE, WRINGTON, BS40 5LX

Detached 4 bedroom family home with garage, driveway parking and a good sized enclosed rear garden in a popular residential location in a highly regarded village with excellent amenities, convenient for access to Bristol and beyond

- **Approx 1,270 sq ft well proportioned accommodation**
- **Superb kitchen/living/dining room with direct garden access**
- **Lovely enclosed rear garden**
- **Popular village with primary school, shops, cafés, pub, post office, church**
- **Approx 4.7 miles to Yatton station for mainline railway services**
- **Within catchment for “Outstanding” Churchill Academy & Sixth Form**

Four Seasons is a deceptively spacious family home providing a good balance of living and bedroom accommodation. Situated along a popular no-through residential street, the house has a pretty front garden including block paved driveway parking in front of the single garage.

An entrance lobby provides space for coats and shoes, a useful downstairs cloakroom and direct access into the integrated single garage. The spacious sitting room includes a “coal effect” gas fire in the stone feature fireplace and there are lovely views over the front garden through a wide bay window. The bright and airy kitchen/dining/living room is a highlight of the property, with engineered oak flooring throughout. The well equipped kitchen includes a good range of wall and base units with some deep pan drawers; integrated appliances include a Bosch double oven with gas hob, and there is space for a washing machine, dishwasher and a fridge/freezer. The dining/living room area with a double height ceiling feels wonderfully spacious and airy, flooded with light through the 2 Velux ceiling windows and the French doors with additional glazed side panels that open directly onto the paved terrace running around the back of the house. A narrow full-length window to one side is an additional feature. The utility room off the kitchen is fitted with a sink and some wall and base units, with space for a washing machine and tumble dryer and a useful back door to the garden.

The bedroom accommodation is well appointed, arranged off a balconied upstairs landing with a useful linen/storage cupboard. The principal bedroom sits to the front of the property and incorporates a double wardrobe with sliding doors in addition to a spacious en suite shower room. A second double bedroom above the garage is also a good size, with 2 cupboards, a Velux window to the front and lovely garden views to the rear. There are 2 further bedrooms, one with an integrated wardrobe, in addition to the stylish family bathroom with a screened shower over the bath.





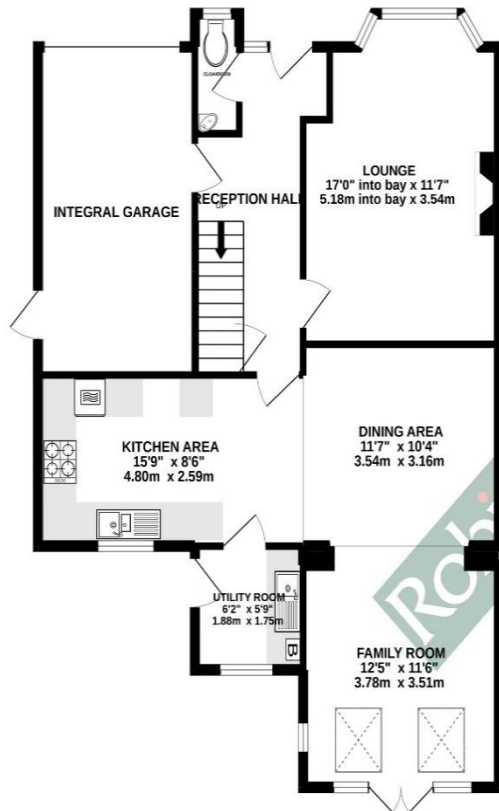
Outside – the enclosed rear garden is a good size, mainly laid to lawn and bordered by neat fencing with a variety of established bushes, shrubs and trees. A paved terrace runs across the back of the house and leads to the useful side door to the garage. The front garden is also a good size, laid partly to lawn with a garden path, a gravelled planted area and block paved driveway parking in front of the garage. A wooden side gate provides rear access.

Location - Wrington village is highly regarded in the local area, providing a good range of shops and amenities including a pub, post office, café, dentist and pharmacy along with an “Outstanding” primary school, with senior schooling nearby at the “Outstanding” Churchill Academy and Sixth Form. Situated on the north side of the Mendips, some 11 miles south west of Bristol, there is beautiful surrounding countryside for activities including walking, riding and golf. Access to the M5 is within approximately 8.5 miles from either Clevedon (J20) or St Georges (J21) and Bristol International Airport is 6.8 miles away. Regular mainline railway services are available within 4.7 miles at Yatton station (journey time to London Paddington from 114 minutes).

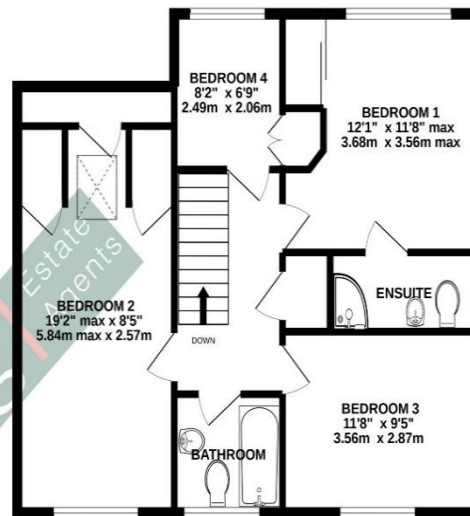
Important Notice:

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

GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1270sq.ft. (118.0 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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DIRECTIONS – From the centre of Wrington, take Station Road towards Langford and Bridgwater, passing All Saints Church to the right, and continue past the small parade of shops on the right. The Glebe is the next left. Follow the road as it bends round to the left and Four Seasons is on the right hand side.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band E £2,411.60 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.
EPC RATING - D

SERVICES – All mains services are connected



1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT