



44 South Meadows
Wrington, Bristol, BS40 5PG

Robin King | Estate
Agents

44 SOUTH MEADOWS, WRINGTON, BRISTOL, BS40 5PG

A detached 4 bedroom single storey family home with generous wraparound gardens in a highly regarded North Somerset village with excellent amenities and convenient for access to Bristol and beyond

- Approx 1,144 sq ft flexible accommodation
- Comprehensive village amenities including well regarded primary school
- Within catchment for Churchill Academy & Sixth Form
- Yatton station approx 4.7 miles for mainline trains – Paddington from 114 mins
- M5 Jct 21 approx 8.4 miles/ Jct 20 approx 9.1 miles
- Bristol Airport approx. 5 miles / Bristol approx. 13 miles

Sitting to the middle of a level plot, 44 South Meadows provides good sized single storey family accommodation to suit a variety of needs, including dual occupation if required. Situated in a tucked away position along South Meadows, the property is conveniently located for access to nearby village amenities including the primary school, church and various shops, cafes and pubs.

The front garden is mainly laid to gravel for ease of maintenance, with a herbaceous border and flagstone path to the left hand side. The property is currently arranged with 3 of the 4 bedrooms, a family shower room and the kitchen/dining room off the central reception hallway. The bedrooms are all a good size: one incorporates a useful store/cupboard area that does offer potential to create an en-suite (subject to the necessary permissions) and another features a deep window so could be used as an additional reception room if required.

The kitchen/dining room accommodates a good sized dining table in addition to a sofa, providing somewhere to sit and relax. The kitchen incorporates a range of wall and base units and an integrated Bosch double oven and ceramic hob, with space for a large fridge/freezer and a washing machine. There are lovely garden views through the kitchen window.

Off the kitchen an inner hallway incorporates a useful storage cupboard and leads to the family bathroom and beyond to an additional double bedroom fitted with a good range of integrated wardrobes. To the end of the hall the dual aspect lounge includes a feature fireplace and patio doors opening onto the garden beyond.

The garden is a highlight of the property, wrapped all around the house, with the main part being south facing, for all day sunshine. There are various areas to the garden, including an expansive lawn, a rockery and two large terraces providing opportunities for alfresco dining or somewhere to simply sit and relax. There is a wooden shed and a secret garden space including a large shady decked seating area





Parking - there is on street parking along South Meadows in addition to the single garage in a nearby block, which includes an off-street parking space to the front.

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 primary schooling, with senior schooling nearby at the well regarded Churchill Academy and Sixth Form. Situated on the north side of the Mendips, some 13 miles south west of Bristol, there is beautiful surrounding countryside for activities including walking, riding and golf. Access to the M5 is within approximately 9 miles from either Clevedon (J20) or St Georges (J21) and Bristol International Airport is within approximately 5 miles. Regular mainline railway services are available within 4.7 miles at Yatton station (journey time to London Paddington from 114 minutes).



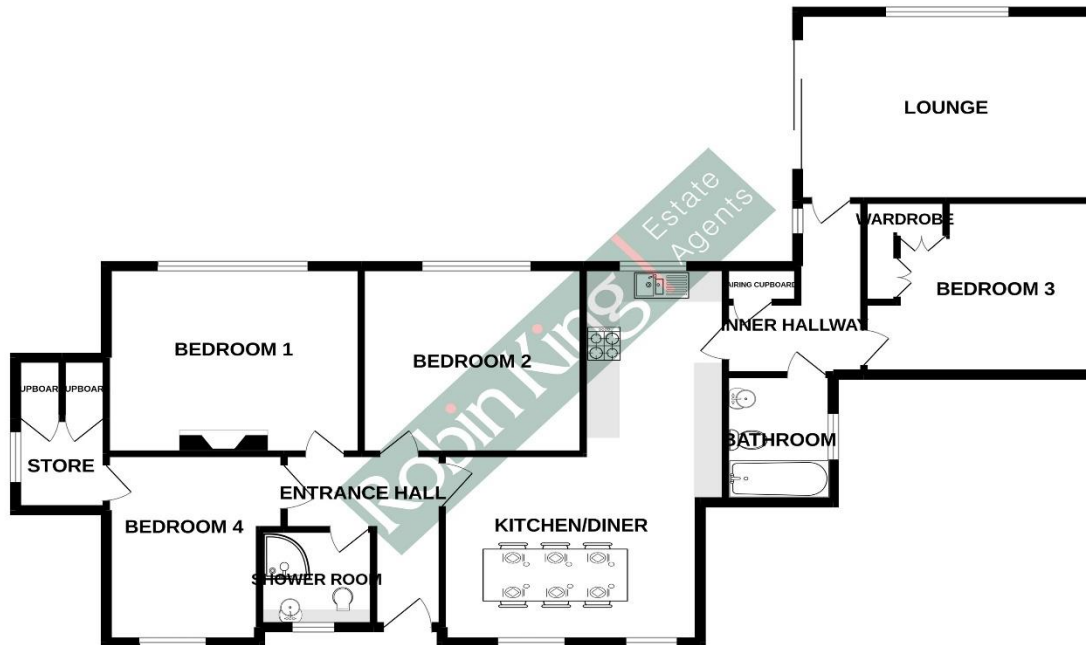
Important Notice:

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

DIRECTIONS – From our office take the A370 Bristol Road, and having passed the hand car wash turn right onto Wrington Road, which becomes West Hay Road and High Street. Turn left onto Silver Street (diagonally opposite Amors), towards Burrington and Blagdon. After 0.2 miles turn left onto Rickyard Road and follow the road around to the left onto South Meadows, passing a garage block on the left hand side (the grey garage, 2nd from the right belongs to the property). Turn left and (unallocated) parking should be available ahead of you. The property is to the left hand corner.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band D £1,973.14 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – All mains services are connected **EPC RATING** - D

GROUND FLOOR
1144 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.2 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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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