



2 The Bungalow
Puxton Road, Puxton, Weston-super-Mare, BS24 6TF

Robin King | Estate Agents

2 THE BUNGALOW, PUXTON ROAD, PUXTON, WESTON-SUPER-MARE, BS24 6TF

A very spacious, stylish, contemporary 4 double bedroom link-detached bungalow with double garage and ample parking for multiple vehicles with an enclosed southerly-facing garden with superb views over surrounding countryside and towards the Mendips, along a country lane convenient for access to the west country, Bristol and beyond

APPROX 2,261 FLEXIBLE ACCOMMODATION PLUS DOUBLE GARAGE WITH 14'9" x 13'3" OVERHEAD STORAGE ROOM • SUPERB KITCHEN/DINING ROOM WITH WOOD BURNER AND TRIPLE SLIDING FRAMELESS DOORS OPENING ONTO THE GARDEN • SPACIOUS, LIGHT & AIRY SITTING ROOM WITH WOOD BURNER AND ATMOSPHERIC SHADOWGAP LIGHTING • CONSERVATORY • 4 DOUBLE BEDROOMS – 2 WITH STYLISH EN-SUITES • HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT • EXTENSIVE DRIVEWAY PARKING FOR MULTIPLE VEHICLES • FAR REACHING VIEWS OVER SURROUNDING COUNTRYSIDE AND TO THE MENDIPS BEYOND • JUNCTION 21 M5 WITHIN 3 MILES • WORLE MAINLINE RAILWAY STATION 3.6 MILES • CENTRAL BRISTOL 15.7 MILES

2 The Bungalow has been the subject of a comprehensive programme of renovation and enhancement that has been implemented with great care and attention to detail, using high quality materials throughout. The result is stylish, flexible accommodation of very generous proportions, to suit a variety of needs.

Sitting in the middle of its plot, along a country lane, there is ample parking for multiple vehicles to the front of the bungalow in addition to the double garage with electric roller door. The garage is partially attached to the neighbouring garage. Upon entry into the wide hallway, one is immediately struck by the neat, contemporary style and ample dimensions of the property, with a beautiful oak floor and high quality oak doors and frames.

The accommodation is arranged off the central hallway, with 2 generous double bedrooms overlooking the front garden, one with a stylish en-suite shower room. A third double bedroom sits opposite the contemporary family bathroom, with a free-standing bath plus separate shower. The principal bedroom suite to the rear is a highlight of





the property, of impressive dimensions with a large walk-in wardrobe and smart en-suite shower room. Light pours through the double glazed sliding frameless doors opening onto the wide garden terrace beyond. At the end of the hallway a large boiler/airing cupboard provides useful storage.

The stunning kitchen/dining room is another impressive highlight of the house. Beautifully appointed and of very spacious proportions, it is flooded with light through 2 overhead Velux windows and the stunning triple sliding frameless doors to the dining area: plinth lighting adds a stylish touch. The dining area accommodates a large table, ideal for entertaining; there is a smart vertical radiator and a wood burner and fabulous views over surrounding countryside and to the Mendips beyond. Recently installed remote-controlled interior blinds, plus manually operated external sunshades, provide shade to the dining room and principal bedroom on the sunniest days. A door off the dining room opens into a useful storage/boot room with a cloakroom off. The kitchen features a comprehensive range of high gloss cream wall and base units with oak work surfaces, including a free-standing island with seating areas to either end, a sink and an integrated Smeg dishwasher, plus space for a wine fridge. There is a double oven and separate 5 ring NEFF induction hob with overhead extractor

Off the kitchen is a spacious utility room with a sink and storage units and space for a washing machine, a tumble dryer and an American style fridge/freezer. A door opens into the double garage, with electric roller door and wooden stairs to one end lead up to a large (14'9" x 13'3") storage room with excellent head height and an overhead Velux window.

To the other end of the kitchen a door opens into the smart sitting room with a wide brick fireplace with slate hearth and wooden mantel, fitted with a wood burner. A large atrium to one end, fitted with 2 Velux windows, and shadow gap lighting combine to provide contemporary ambience and style. The wooden framed conservatory off the sitting room has bi-fold doors opening onto the wide Indian sandstone terrace running across the back of the house, and there is a wonderful sense of bringing the outside in.







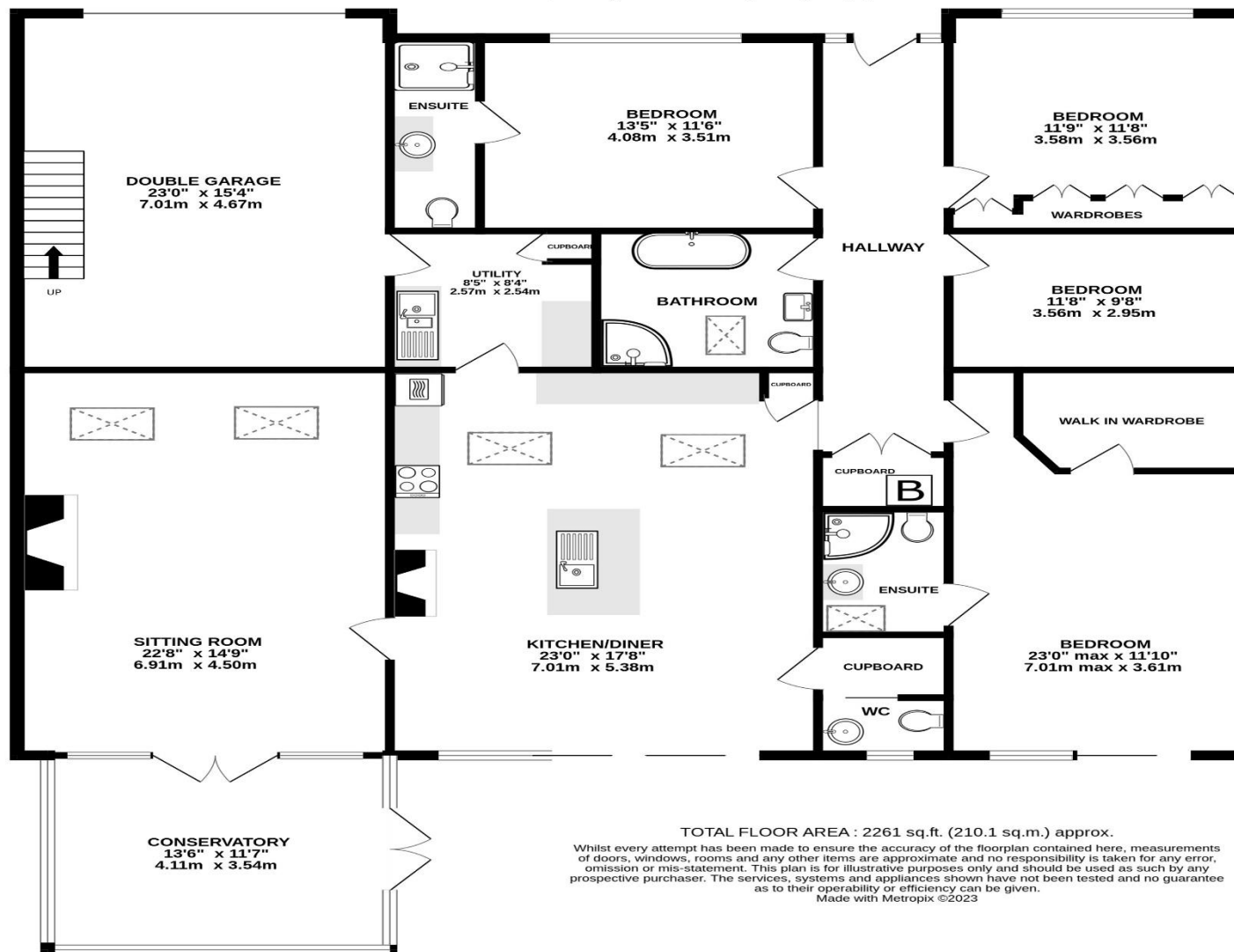
privacy and year-round colour and interest. The rear garden has been carefully designed for low maintenance, and provides a wonderful place for entertaining or to simply sit and relax and enjoy the surroundings. There is a wide terrace, a curved lawn and a gravelled area planted with drought-resistant plants, along with mature shrubs and bushes to either side, plus a large shed and a summer house. Bordered by a low fence to the end, there are superb views over surrounding fields and countryside and towards the Mendip hills beyond.

Location - The hamlet of Puxton lies between Congresbury and Weston super Mare, surrounded by wonderful countryside that provides many opportunities for activities including walking, sailing, riding, fishing and sailing. 2 The Bungalow is within 3 miles of M5 Junction 21, central Bristol 15.7 is miles and Bristol Airport 9.8 miles away. Mainline railway services are available within 3.6 miles from Worle station with direct mainline services to Paddington from 121 mins. Close by is the local pub, The Full Quart, plus an Indian restaurant and St Anne's primary school, with further extensive facilities including senior schooling, hospital, shops and businesses within 6 miles at Weston super Mare.





GROUND FLOOR
2261 sq.ft. (210.1 sq.m.) approx.



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 Station Road towards Weston super Mare and continue for 2 miles, then take the left turning signposted to Puxton and Holy Saviours Church. Continue along Puxton Lane for 0.8 miles and at the triangular junction turn right onto Puxton Road. Continue for 0.1 miles and 2 The Bungalow is on the left hand side, with a cattle grid before the driveway.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **Council Tax Band D** £1941.21 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

SERVICES – Private drainage, LPG (no mains gas)

EPC RATING - E



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