



1 The Cottages
Station Road, Wroughton, Bristol, BS40 5LH

1 THE COTTAGES, STATION ROAD, WRINGTON, BS40 5LH

A characterful 2 bedroom home just moments from the heart of Wrington Village. The original stone property features plenty of vintage touches throughout, with a large garden and a spacious kitchen/garden room.

Approx 1,052 sq ft of flexible accommodation • Two double bedrooms • Spacious kitchen with wonderful garden views • Generous garden with large vegetable patch and mature shrubs • Mainline railway services within 4.6 miles at Yatton Station – Paddington from 114 minutes • Bristol Airport within 5.3 miles • Popular village with good amenities, including a well regarded primary school and in catchment area for Churchill Academy & Sixth From (All distances are approx.)

The front door sits nicely secluded and set back from the road courtesy of its end-of-terrace status. Inside, honey-toned hardwood floors flow underfoot. On the right is the dining room; a bright and generously proportioned space with a feature fireplace, ideal for lingering over a family meal or entertaining guests. Heading back through the entrance hall is the sitting room, a welcoming room that is naturally bright with a feature fireplace giving this space a cosy feel. The under-stairs storage is currently in use as an office area but could be closed off to provide additional storage if required.

The hallway leads to the back of the property where the downstairs toilet, cloakroom and side entrance to the property can be found. We then follow through to the spacious kitchen with flagstone effect ceramic tiles. The kitchen has an integrated oven, induction hob, and Smeg dishwasher. With natural light it opens onto a beautiful conservatory which brings the outside in and offers wide views of the garden. Finished in nothing but sky blue hues and crystal clear glazing, this is a splendid spot for joining friends and family to enjoy the garden all year round.

Ascending the stairs, on the left you have the principal bedroom. A large double with pleasantly elevated views over the village it also has a walk-in dressing room, with a wealth of space for shoes and clothes. Returning to the landing, you'll find more welcome storage space with a large linen cupboard. Next door is the family bathroom, tiled from top to toe with a vintage suite, chrome tower towel rail and a concertina shower screen over the bath. The second bedroom is another double with an en-suite and wonderful garden views. The loft is accessed from here and has been boarded to provide additional storage for the property.





Outside – Stepping out through the French doors, there is a large terrace with potted plants and raised beds which makes for the perfect barbecue spot. There is a brick built yellow workshop to the left with an electrical supply, ideal for a home office. Exploring further, a patio beneath a lovely timber trellis leads to thriving curvaceous beds, blueberry bushes, rhubarb and apple trees. The garden also has two sheds, a greenhouse and a wonderful vegetable patch at the rear of the garden.

Location - Wrington is a highly regarded village with excellent facilities including shops, pubs, cafes, a fantastic primary school and within the catchment for Churchill Academy & Sixth Form. Mainline railway services are available within 4.6 miles from Yatton station – Paddington from 114 minutes. Access to the M5 at Jct 20 or Jct 21 is within 8.7 miles and central Bristol is approximately 13 miles away. (All distances are approx.)

Directions – From our office take the A370 Bristol Road and after 0.6 miles turn right onto Wrington Road and continue to Wrington village. Follow the road round onto the High Street then turn into Broad Street which then becomes Station Road and number 1 is on the left hand side.

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.



SERVICES – All mains connected.

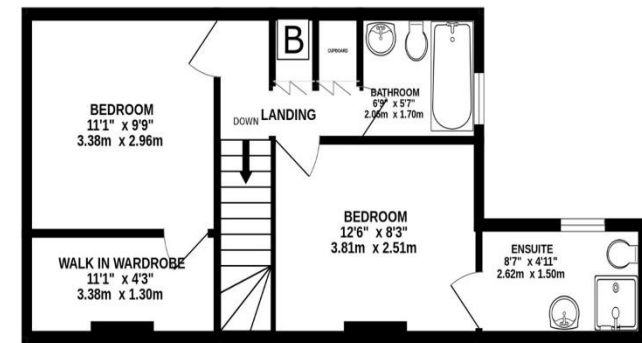
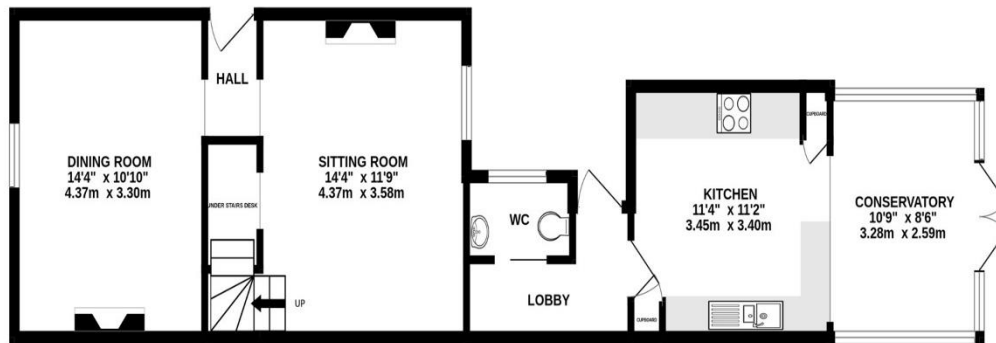
EPC RATING - E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2,075.83 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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