



**10a Stonewell Drive  
Congresbury, BS49 5DW**

**Robin King** | Estate Agents

## 10A STONEWELL DRIVE, CONGRESBURY, BS49 5DW

Spacious five-bedroom detached family home situated within the highly sought-after village of Congresbury.

**APPROX 1412 SQ. FT. ACCOMODATION • 5 BEDROOMS • 3 BATHROOMS (1 EN-SUITE) • 4 RECEPTION ROOMS • LANDSCAPED GARDEN • AMPLE DRIVEWAY PARKING • WITHIN CATCHMENT FOR CHURCHILL ACADEMY & SIXTH FORM • MAINLINE RAILWAY SERVICES WITHIN 2.3 MILES AT YATTON STATION – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 6.4 MILES AT JCT 20 CLEVEDON • BRISTOL AIRPORT 8.6 MILES • CENTRAL BRISTOL 13.2 MILES (ALL APPROX.) • NO ONWARD CHAIN •**

10A Stonewell Drive is a light and airy home which welcomes you through an entrance porch to a generously proportioned hallway. To the right of the hallway, you'll discover a versatile family room, perfect for use as an office or study. To the left, the formal lounge is spacious and provides the perfect space to unwind or socialise with guests. Leading off the lounge, with double doors, is a good-sized playroom, which can easily serve as a dining room or cosy snug. Large sliding doors connect this space to the beautifully landscaped garden, inviting natural light and fresh air inside.

To the end of the hallway, you'll find a convenient downstairs shower room on your right, ideal for guests and busy family mornings. Straight ahead, the heart of this home unfolds in the form of a modern kitchen and dining area. This open-plan space is perfect for hosting gatherings and family meals, with large windows offering garden views and easy access to outdoor entertainment.

Upstairs, the property boasts five generously sized bedrooms, each with its unique charm and plenty of natural light. The primary bedroom includes an ensuite shower-room, providing a quiet retreat. The remaining bedrooms offer ample space for family members and guests. A well-appointed family bathroom completes the upper level, providing convenience and comfort for the entire household.





Outside, the rear garden is thoughtfully designed for low maintenance and outdoor enjoyment. The astro turf lawn is perfect for children to play on, while a raised decking area provides an idyllic spot for alfresco dining or relaxing in the sunshine. The front of the property has a tarmacked drive for multiple vehicles.

Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing, and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at Churchill Academy and Sixth Form.

**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

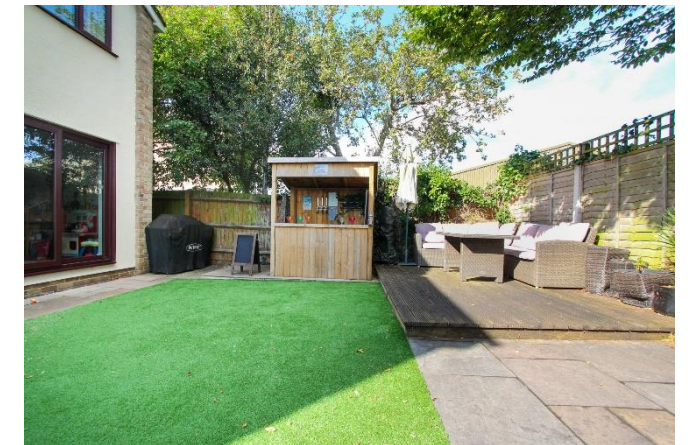
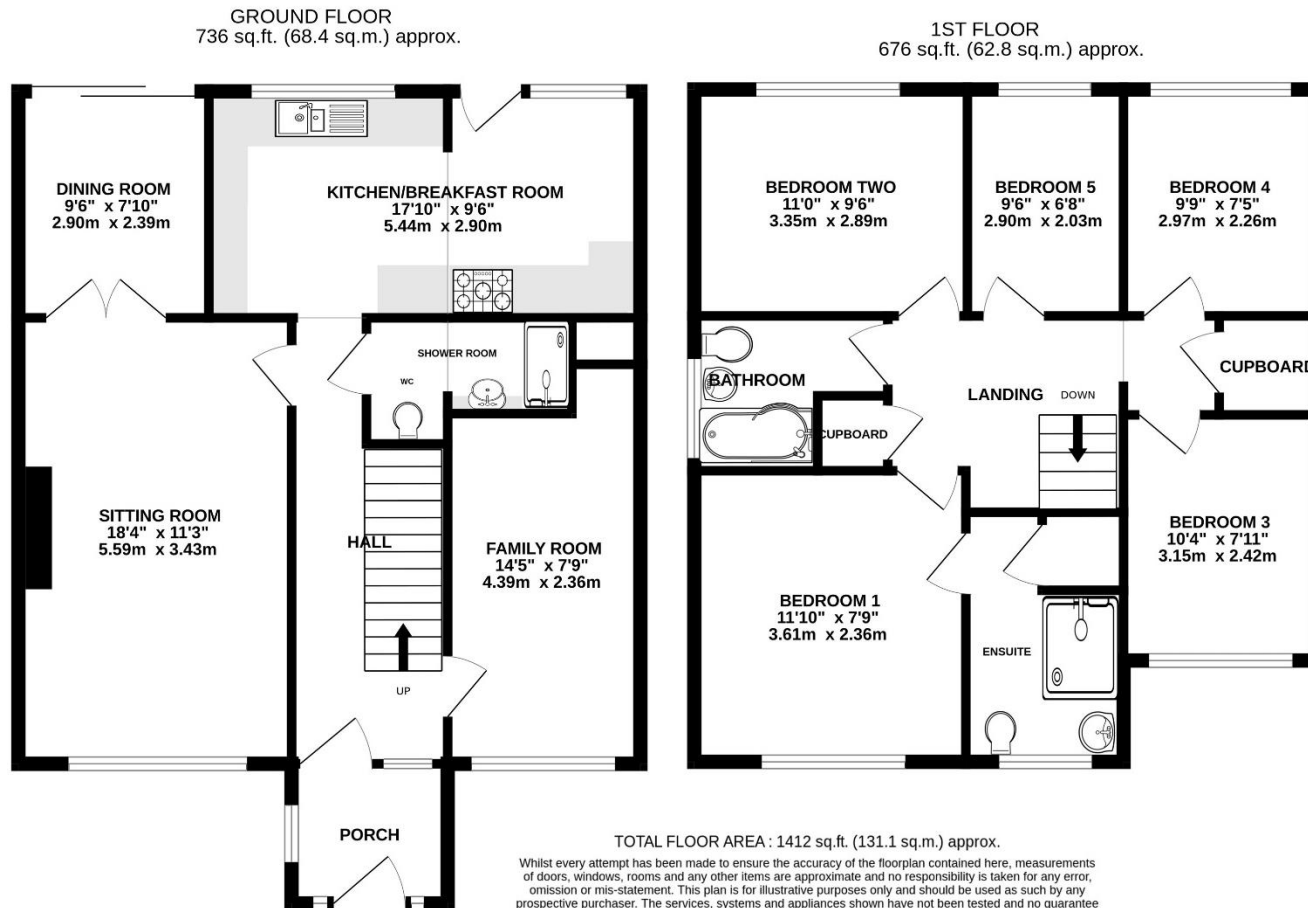


**DIRECTIONS** – From our Congresbury office turn right onto High Street/B3133 continue to follow B3133 for approx. 0.4miles. Turn right onto Stonewell Drive. The property is situated on the right hand side.

**SERVICES** – All Mains Services

**EPC RATING** - D

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** E £2,523.38 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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