



19 Wiltons
Wroughton, BS40 5LS

Robin King | Estate
Agents

19 WILTONS, WRINGTON, BS40 5LS

An exceptional family home with spacious rooms and stunning farmland views nestled in the popular village of Wrington.

Approx. 1346 Sq. Ft. Accomodation • Semi-Detached • 4 Bedrooms • Separate Dining Room • Utility Room • 29ft Garage • Driveway Parking • Far Reaching Views to Wrington Hill • Popular Village With Excellent Primary Schooling • In Catchment For Churchill Academy & Sixth Form • Mainline Railway Services Within 4.6 Miles At Yatton – Paddington From 114 Mins • Bristol Airport 4.2 Miles • Access To M5 Within 8.7 Miles At Jct 20/Jct 21 • Central Bristol 11.9 Miles (All Distances Approx.)

As you enter, you are greeted by a welcoming hallway. To the right, a staircase with convenient understairs storage and shelving leads upstairs, while to the left, is the spacious sitting room, complete with a cosy gas fireplace. An elegant archway seamlessly connects the lounge to the dining room, creating an ideal space for entertaining guests.

At the end of the hallway, you'll discover the kitchen, where breathtaking views of the surrounding farmland provide a picturesque backdrop. This well-appointed kitchen features an integrated dishwasher, ensuring convenience in your daily routine. There is also space for an informal dining area, adding to the functionality and versatility of this home. Additionally, the property offers a utility room and a downstairs cloakroom, complete with space for a washer and dryer. The utility room also houses the regularly serviced boiler, ensuring peace of mind and efficiency. Adding to the ground floor's adaptability, a spacious office awaits, providing a flexible space that adapts to your lifestyle and could be utilised as a further bedroom or informal sitting room.

Upstairs, the principal bedroom boasts ample built-in storage and an abundance of natural light. Three additional bedrooms on this floor, all generously proportioned, ensure ample space for family or guests. Two of these bedrooms come with their own storage cupboards, adding to the practicality of the layout. The family bathroom, featuring white tiled splashbacks, a chrome heated towel rail, and a pristine white bathroom suite completes the upstairs.





Outside, the property offers a wealth of outdoor space. The tarmac drive provides off-road parking for multiple vehicles and grants access to the garage, with an up-and-over door, side access door, and two windows with garden views. With eaves storage, lighting, and power, the garage presents an opportunity to create a home office or a versatile outdoor space. The rear garden is a tranquil haven, mostly laid to lawn and adorned with mature borders featuring trees and shrubs. Adding to the garden's brilliance is the panoramic view that stretches across neighbouring farmland and to Wrington Hill and beyond.

Wrington is a highly regarded village with excellent facilities including shops, pubs, cafes, and local schooling, as well as being 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 approximately 11.9 miles away.



Important Notice:

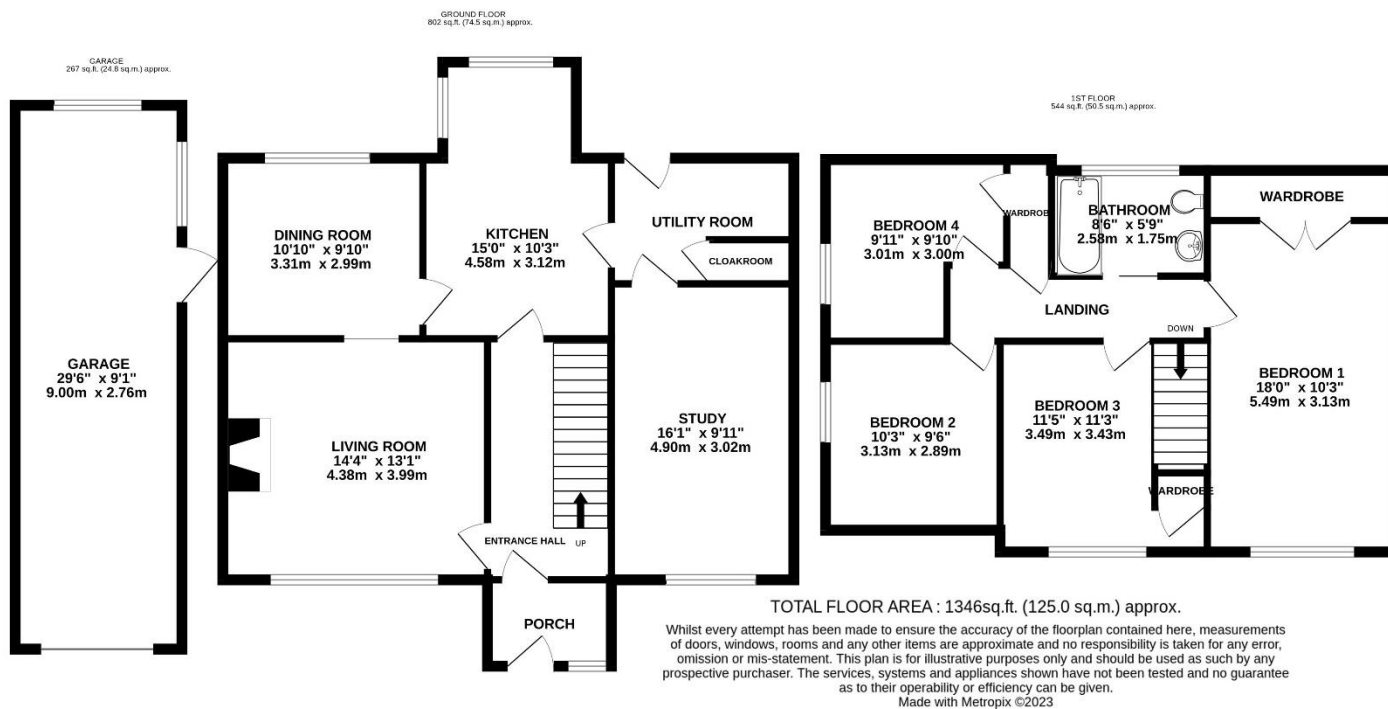
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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, head northeast on Broad Street and turn left onto high street. Turn right onto the A370 and continue for 0.7 miles. After 1.9 miles continue onto W Hay Rd and then onto High St. Turn right onto Broad St and left onto Station Rd. Turn right onto Brooklyn and then right onto Wiltons.

SERVICES – All Mains Services

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** E £2537.13 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT