



Blenheim
29 The Eagles, Yatton, Bristol, BS49 4QR

Robin King | Estate Agents

Blenheim, 29 The Eagles, Yatton, Bristol, BS49 4QR

A superb 4 double bedroom detached family home with a beautifully maintained enclosed rear garden and driveway parking set in a tucked away location in a well regarded, long-established residential development convenient for local village amenities

Approx 1,889 sq ft of flexible family accommodation • 4 double bedrooms • 4 free flowing, versatile reception rooms • Driveway parking • Well maintained private garden • Central village location • Yatton station 0.4 miles • Bristol airport 8.2 miles / access to M5 within 6.9 miles JCT 21 (St Georges) (All distances approx)

Blenheim is conveniently situated in a tucked away location in a popular, long-established residential development in the heart of Yatton village. The property which is beautifully presented, offers well balanced, flexible accommodation to suit modern family living.

A storm porch leads into a practical hallway incorporating understairs storage for coats and shoes. To the right is a versatile, roomy and bright reception room with bay window that is currently arranged as a playroom, To the left is the spacious sitting room with another box bay window offering views to the front and a central feature fireplace providing a lovely focal point. Double doors open out to the dining room; currently used as a work from home space, it has a beautifully crafted integrated study unit.

Adjacent to the dining room is a spacious garden room offering a generous, airy and flexible space overlooking the garden. French doors open to a paved terrace that provides the perfect spot to relax and enjoy the private garden or enjoy a BBQ with friends.

The high specification Timbercraft kitchen has an extensive range of wall and base units finished with quartzite worktops and a stylish central island. There is also space for a dishwasher, a full height integrated fridge, a boiling water tap, along with Bosch bean to cup coffee machine, oven, combi microwave, and warming drawer. The kitchen also provides access to a practical utility room with space for a washing machine, dryer and freezer together with a downstairs cloakroom.

Upstairs, there are four good sized bedrooms together with a family bathroom. The principal bedroom is a spacious double with dual built in wardrobes creating a dressing area and large en-suite with both a bath and shower.





Outside – the fully enclosed garden is beautifully maintained and is mainly laid to lawn with a pretty terrace, pergola and a selection of shrubs and small trees including a Norwegian maple and Himalayan birch. A secure gate to the side gives access to the front where there is off street parking for several cars.

Location – the village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-Super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also has a mainline commuter rail service providing easy access to Bristol and London (Paddington 114 mins)

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 take the A370 Bristol Road and at the traffic lights turn left onto the B3133 towards Yatton. After 1.6 miles turn left into the Eagles and follow the road round to the right Blenheim can be found on the left just after the road narrows.

SERVICES – All mains services

EPC RATING – D

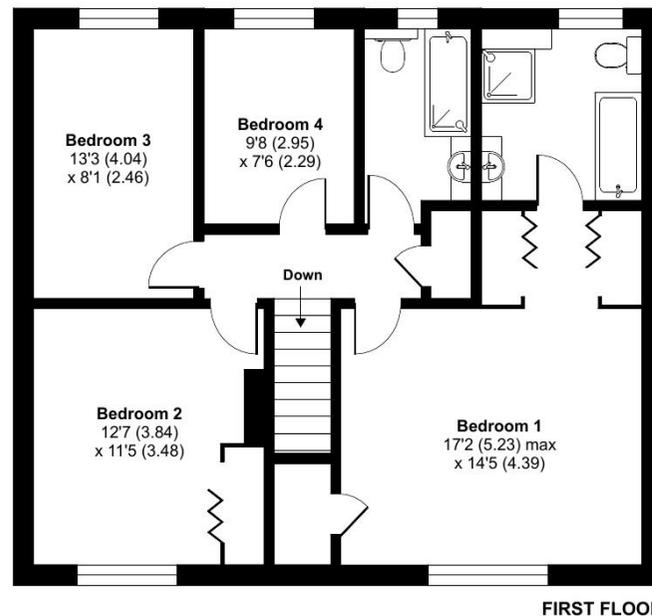
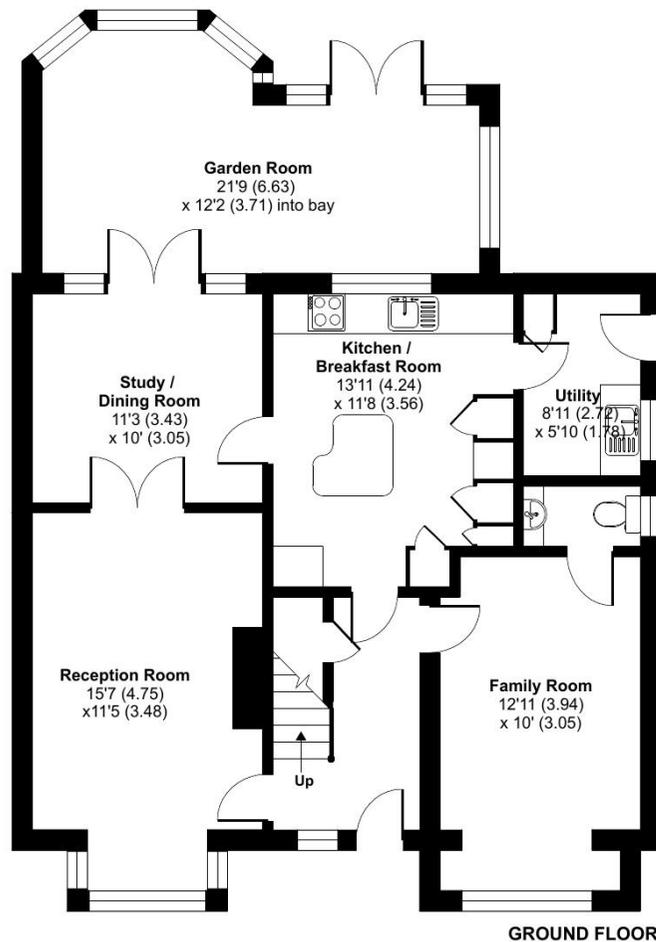
LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND E £2,515.85 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

The Eagles, Yatton, Bristol, BS49

Approximate Area = 1889 sq ft / 175.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Robin King LLP. REF: 1044400

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