



Rosewood Cottage
15 Potters View, Congresbury, Bristol, BS49 5DB

Robin King | Estate Agents

ROSEWOOD COTTAGE, 15 POTTERS VIEW, CONGRESBURY BRISTOL, BS49 5DB

A superb 3 double bedroom, 2 bathroom beautifully presented detached bungalow set in a quiet cul-de-sac in the popular village of Congresbury, convenient for access to Bristol and beyond.

APPROX 1,132 SQ FT OF FLEXIBLE ACCOMMODATION • 3 SPACIOUS DOUBLE BEDROOMS • CONTEMPORARY STYLISHLY FITTED KITCHEN/BREAKFAST ROOM • 2 LUXURIOUS BATHROOMS (1 EN-SUITE) • PRETTY LANDSCAPED GARDENS • OFF STREET PARKING AND GARAGE • SOLAR PANELS • EASY ACCESS TO M5, BRISTOL AIRPORT AND MAINLINE RAILWAY SERVICES

Rosewood Cottage, set in a lovely, quiet village location, was built in 2017 to a very high specification. It has been beautifully maintained since then and offers wonderful single-storey accommodation that is ready to move into. The cottage features spacious rooms finished with quality fittings and fixtures and an exquisitely designed exterior with a country cottage feel, making this property highly desirable and sure to attract attention.

An attractive façade featuring contemporary cream rendering and contrasting stone brickwork frames a storm porch with a lovely climbing wisteria and an inviting front door. Upon entering the hallway, you are immediately struck by the space and contemporary styling of this property. To the left lies the kitchen/breakfast room, boasting lovely Karndean flooring. Fully equipped with stone-coloured units and smart contrasting polished quartz worktops, it includes integrated 'Neff' appliances such as a fridge/freezer, dishwasher, double eye-level ovens, and an induction hob. There is also ample room for a dining table. Adjacent is a practical, small laundry cupboard, complete with shelves, rails, and space for a dryer.

Beyond this is a spacious dual-aspect sitting room which enjoys excellent natural light thanks to bi-fold doors opening to the garden terrace. Opposite is bedroom 3 which is currently arranged as a dining room with study space. Overlooking the front garden, it has smart modern shutters which complement the contemporary décor and flooring.

Moving round to the rear of the property is the rest of the bedroom accommodation. There are two large double bedrooms both of which are served by two bathrooms. The stylish en-suite to the principal bedroom has a large walk-in shower with waterfall drench shower and Villeroy & Bosch sanitaryware and Hansgrohe shower and taps. The main bathroom is half-tiled and includes a bath with shower attachment.

Rosewood Cottage is also energy efficient with solar panels helping it to achieve an energy rating of B.





Outside – the front of the property has pretty borders planted with a variety of mature plants and shrubs. The enclosed rear garden is mainly laid to lawn again with mature borders and several pretty pergolas with climbing vines and Solanum Glasnevin (Chilean potato tree). On top of the part-walled garden there are trellis features which are covered with honeysuckle, clematis, jasmine and ceanothus which provide extra interest. Spanning the width of the property is also a dining terrace – the perfect place to relax, entertain and enjoy al fresco dining. The garden can be accessed from gates on both sides of the property and there is also a large single garage with an electric up-and-over door, electrical sockets, boarded loft space and room to add a workshop if required.

Location – Congresbury is a friendly village containing a variety of independent shops and businesses plus sports and leisure amenities along with a primary school. The property is within catchment area for Churchill Academy & Sixth Form. Mainline railway services (London Paddington from 114 minutes) are available from Yatton station, 2.8 miles away. Access to the M5 via Jct 21 is within 8 miles and Bristol Airport is within 8.3 miles. The surrounding countryside offers hosts of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and outdoor pursuits centre, all within easy reach.

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 turn right onto the main road through Congresbury and pass the precinct on the right, take the turning into Venus Street. Go towards the end of the road and turn left into Potters View, Number 15 can be found on the right-hand side.

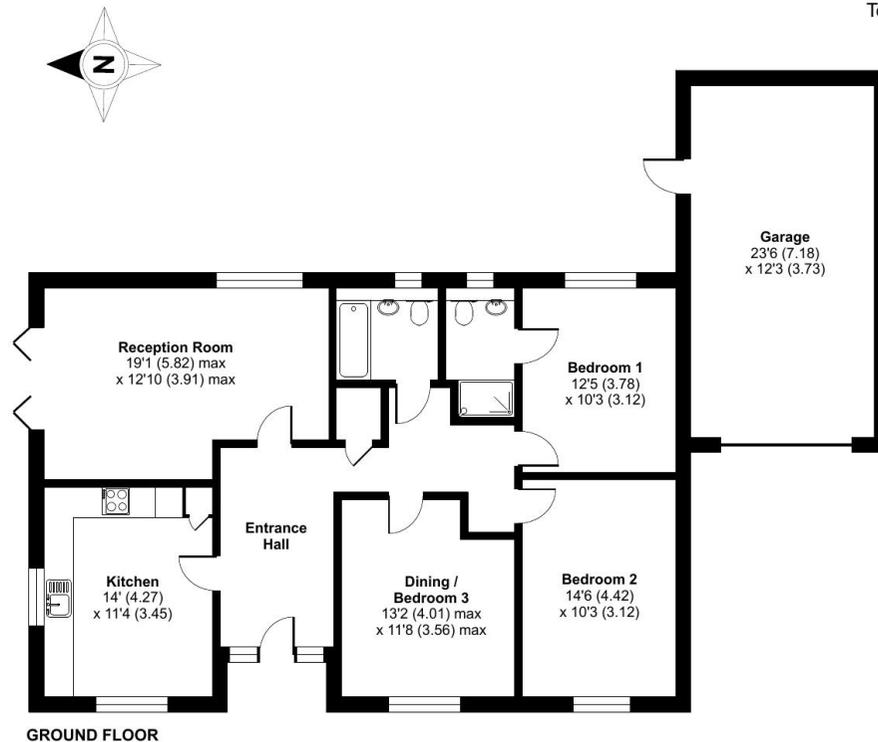
SERVICES – All mains services

EPC RATING – B

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.

Potters View, Congresbury, Bristol, BS49

Approximate Area = 1132 sq ft / 105.2 sq m
Garage = 289 sq ft / 26.8 sq m
Total = 1421 sq ft / 132 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). © nichecom 2023. Produced for Robin King LLP. REF: 1061425

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