



69 Muntjac Road
Langford, North Somerset, BS40 5AF

Robin King | Estate Agents

69 MUNTJAC ROAD, LANGFORD, NORTH SOMERSET, BS40 5AF

An exceptionally well presented 4 bedroom home with enclosed landscaped garden offering privacy and lovely open views to countryside. In addition to a single garage there is off street parking for three cars and power supply for an electric car charger.

Approx 1,505 Sq Ft Of Beautifully Appointed Accommodation • 4 Bedrooms • 2 Bathrooms • Large Kitchen/Dining Room • 2 Further Reception Rooms • Superb Gardens With Open Views To Surrounding Countryside • Access To M5 Within 8.5 Miles At Jct 21 • Bristol Airport 5.7 Miles • 2 Bus Services to Bristol including 24 Hour Falcon Bus calling at Bristol Airport • Central Bristol 13.5 Miles • Mainline Railway Services Within 4.7 Miles At Yatton – London Paddington From 114 Minutes (All Distances/Times Approx)

69 Muntjac Road is a recently built house with 9 years NHBC guarantee remaining. Situated in a quiet corner of the development with wonderful views over the surrounding countryside the property has been beautifully finished by the current owners who have enhanced the property by adding premium fixtures to the kitchen, fitted wardrobes in three bedrooms, and a lovely soft palette of Amtico flooring with complementary fitted carpets throughout, creating a light and airy house that is ready to move into. In addition, they have landscaped the garden, creating an attractive space with low-maintenance flower beds and curved paved areas where one can sit out and enjoy the wonderful ambience of the rural surroundings.

A welcoming front door leads into the hallway with a cloakroom straight ahead. To the left is the kitchen/breakfast room with a wonderful view of the garden and beyond. A spacious room, it has ample space for a large dining table and a fabulous contemporary Symphony kitchen featuring a thoughtfully planned range of floor and wall units with brass handles, superbly offset by light-coloured Silestone worktops. Integrated appliances include an eye-level NEFF double oven and warming drawer, dishwasher, fridge/freezer, and induction hob. Adjacent is a practical utility room fitted with a matching range of wall and base units, a white composite sink and brass tap with pull out spray. There is also space for a washing machine and a door to the back garden.

Returning to the hallway, to the right is a sitting room again with a fabulous outlook through French windows to the garden and orchard beyond. The ground floor accommodation is completed with a good-sized light filled study.

Upstairs are 4 bedrooms, three of which are good-sized doubles and three of which have fitted wardrobes. They are beautifully decorated with crisp white walls and natural-colored carpets. The principal bedroom features a custom-built storage system fitted by Hammonds and a lovely ensuite shower room with marble tiling and Amtico flooring. There is also a matching family bathroom.





Outside – a well maintained front garden complements the attractive façade of the property. To the left is a garage and off-street parking for three cars plus a gate with independent access to the garden. The back garden is a wonderful space that the current owners have recently landscaped with paving and a pretty yet low maintenance flower beds. Immediately behind is an orchard providing a perfect backdrop to the areas that have been created to sit out and enjoy the tranquillity of the surroundings.

Location – Langford offers local shopping at Touts mini-market including a coffee shop, petrol station and a hairdresser; a more comprehensive range of shops available at the nearby villages of Congresbury and Winscombe. There is a large medical practice and primary schooling within walking distance in the village and Churchill Academy and Sixth Form is nearby. Bristol and Weston-Super-Mare are within easy commuting distance with junction 21 of the M5 motorway around 9 miles away. Bristol Airport is within 6 miles. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.



Important Notice:

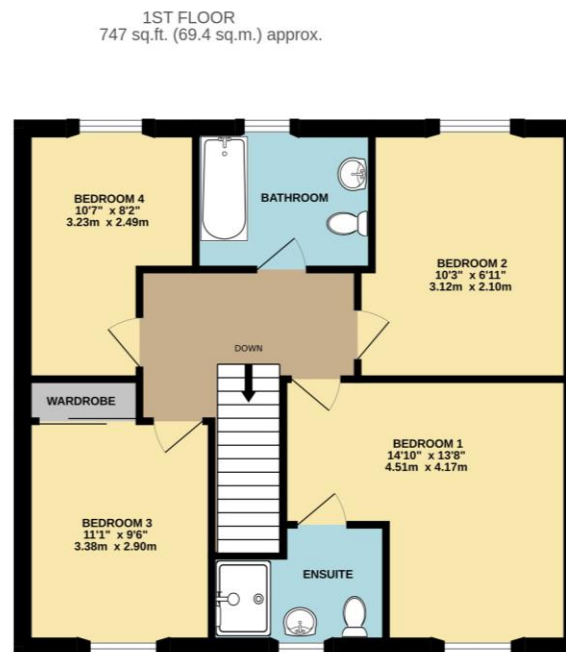
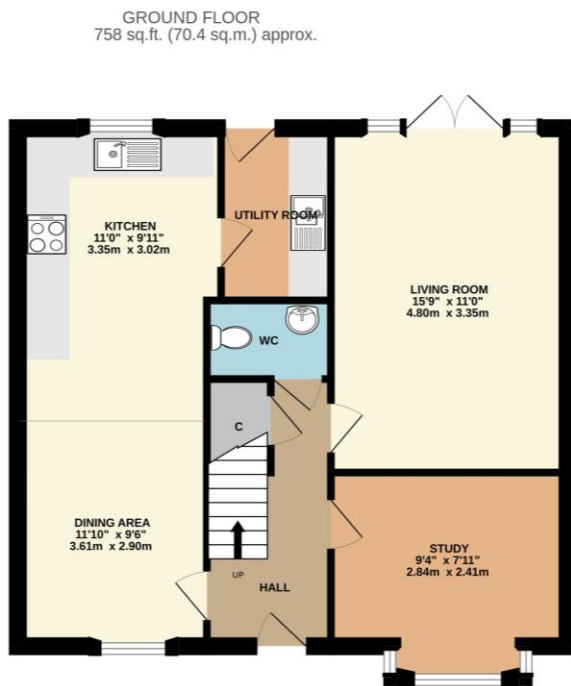
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 – DIRECTIONS– From Robin King Estate Agents turn right onto High Street B3133. Continue on to Stock Lane. After approx. 2.7 miles, just after the left turn to the veterinary school, take the next right onto Muntjac Road follow the road to the left and 69 Muntjac Road will be on your left.

SERVICES – All mains services

EPC RATING – B

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND F** £2,962.28 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 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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