



**The Garden House**

**Site to rear of Webbsbrook House, Silver Street, Wrington, North Somerset, BS40 5QL**

**Robin King** | Estate Agents

# THE GARDEN HOUSE, SITE TO REAR OF WEBBSBROOK HOUSE, SILVER STREET, WRINGTON, NORTH SOMERSET, BS40 5QF

A rare and fantastic opportunity to purchase off plan, a 3,387 sq ft new build family home nestled in the heart of the popular village of Wrington convenient for access to Bristol and beyond. Set in just over 1/3 of an acre of grounds, this uniquely designed detached property will have 4/5 spacious double bedrooms, 4 bathrooms, ample well planned reception space, a double garage and off-street parking.

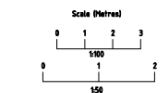
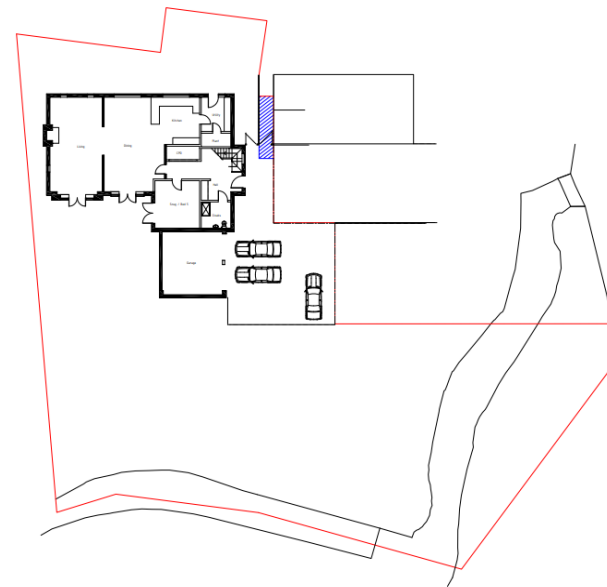
**APPROX 3.347 SQ FT OF ACCOMMODATION • BRAND NEW HOME WITH 4/5 DOUBLE BEDROOMS AND 4 BATHROOMS • 3/4 RECEPTION ROOMS • HIGH SPECIFICATION AND ENERGY EFFICIENCY • OPPORTUNITY TO CUSTOMISE FINISHING TOUCHES • OVER 1/3 OF AN ACRE IN A SPECTACULAR, PRIVATE CENTRAL VILLAGE LOCATION • DOUBLE GARAGE AND DRIVEWAY PARKING • POPULAR VILLAGE WITH GOOD SCHOOLS AND AMENITIES • WITHIN 4.5 MILES OF YATTON STATION FOR MAINLINE SERVICES TO BRISTOL (16 MINS) AND BEYOND – LONDON PADDINGTON FROM 114 MINS • 3.6 MILES BRISTOL AIRPORT • M5 WITHIN APPROX 8 MILES AT JCT 20 OR JCT 21 (ALL DISTANCES/TIMES APPROX)**

A rare and unique opportunity to purchase off plan, a substantial detached family home offering 4/5 bedrooms, 4 bathrooms and ample reception space. Tucked away down a pretty lane in the heart of Wrington, it is an idyllic, private location surrounded by mature trees and attractive stone wall boundaries to several sides.

Offering high ECO credentials, high specification finishes and over 3,347 sq ft of well designed accommodation, in addition to a double garage and large level grassed gardens. The perfect family home.planned with modern day family living in mind, this property is sure to attract attention.

Specifications include a timber frame construction with an attractive render and stone façade with either clay or slate roof tiles. Energy efficiency more important than ever before, is provided with the inclusion of an air source heat pump, underfloor heating downstairs, solar panels, and an electric car charger.

Premium quality fittings and fixtures will also feature throughout and will include a bespoke custom built kitchen with high quality appliances and luxury bathroom suites by Westwave.






Title  
Elevations

<b>Project Name and Address</b>	
DDS Ltd R/O Webbsbrook House Silver Street Wrington	
New Dwelling	<b>DWG</b>
May 2024	WEB-05
Scale 1:250 @ A3	



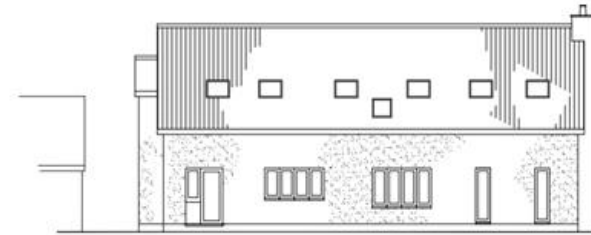
West Elevation



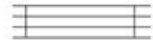
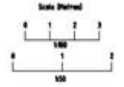
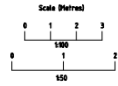
East Elevation



South Elevation

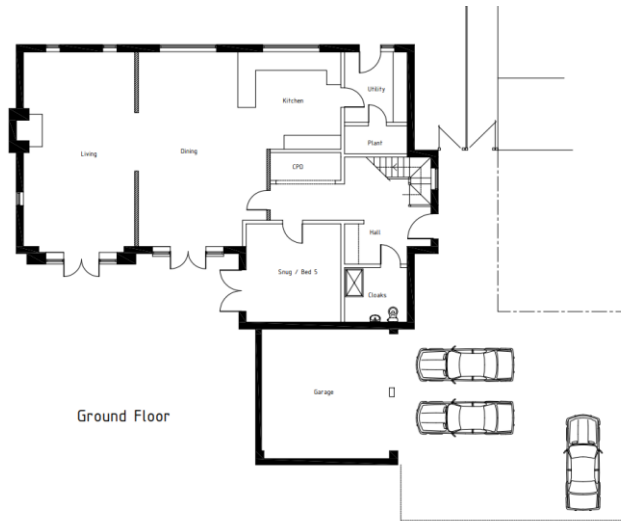


North Elevation

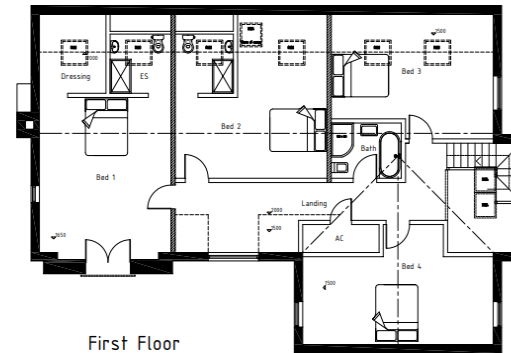


<b>Title</b>	
Elevations	
<b>Project Name and Address</b>	
DDS Ltd R/O Webbsbrook House Silver Street Wingston	
New Dwelling	<b>DWG</b>
May 2024	WEB-03
<b>Scale</b> 1:100 @ A3	

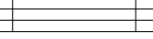
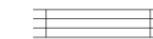
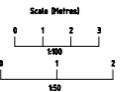
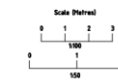
<b>Title</b>	
Elevations	
<b>Project Name and Address</b>	
DDS Ltd R/O Webbsbrook House Silver Street Wingston	
New Dwelling	<b>DWG</b>
May 2024	WEB-04
<b>Scale</b> 1:100 @ A3	



Ground Floor



First Floor



<b>Title</b>	
Ground Floor Plan	
<b>Project Name and Address</b>	
DDS Ltd R/O Webbsbrook House Silver Street Wingston	
New Dwelling	<b>DWG</b>
May 2024	WEB-01
<b>Scale</b> 1:100 @ A3	

<b>Title</b>	
First Floor Plan	
<b>Project Name and Address</b>	
DDS Ltd R/O Webbsbrook House Silver Street Wingston	
New Dwelling	<b>DWG</b>
May 2024	WEB-02
<b>Scale</b> 1:100 @ A3	

**Location** – Wrington village is highly regarded in the local area, providing a good range of shops and amenities including a couple of pubs, post office, café, dentist and pharmacy along with an “Outstanding” primary school, with senior schooling nearby at the well-regarded Churchill Academy and Sixth Form. Situated on the north side of the Mendips, some 11 miles south west of Bristol, there is beautiful surrounding countryside for activities including walking, riding and golf. Access to the M5 is within approximately 8 miles from both Clevedon (J20) and St Georges (J21) and Bristol International Airport is within 4.5 miles. Regular mainline railway services are available within 4.3 miles at Yatton station (journey time to London Paddington from 114 minutes).

**Current planning reference ID:**

**17/P/0152/FUL**

(Current planning pending amendments)

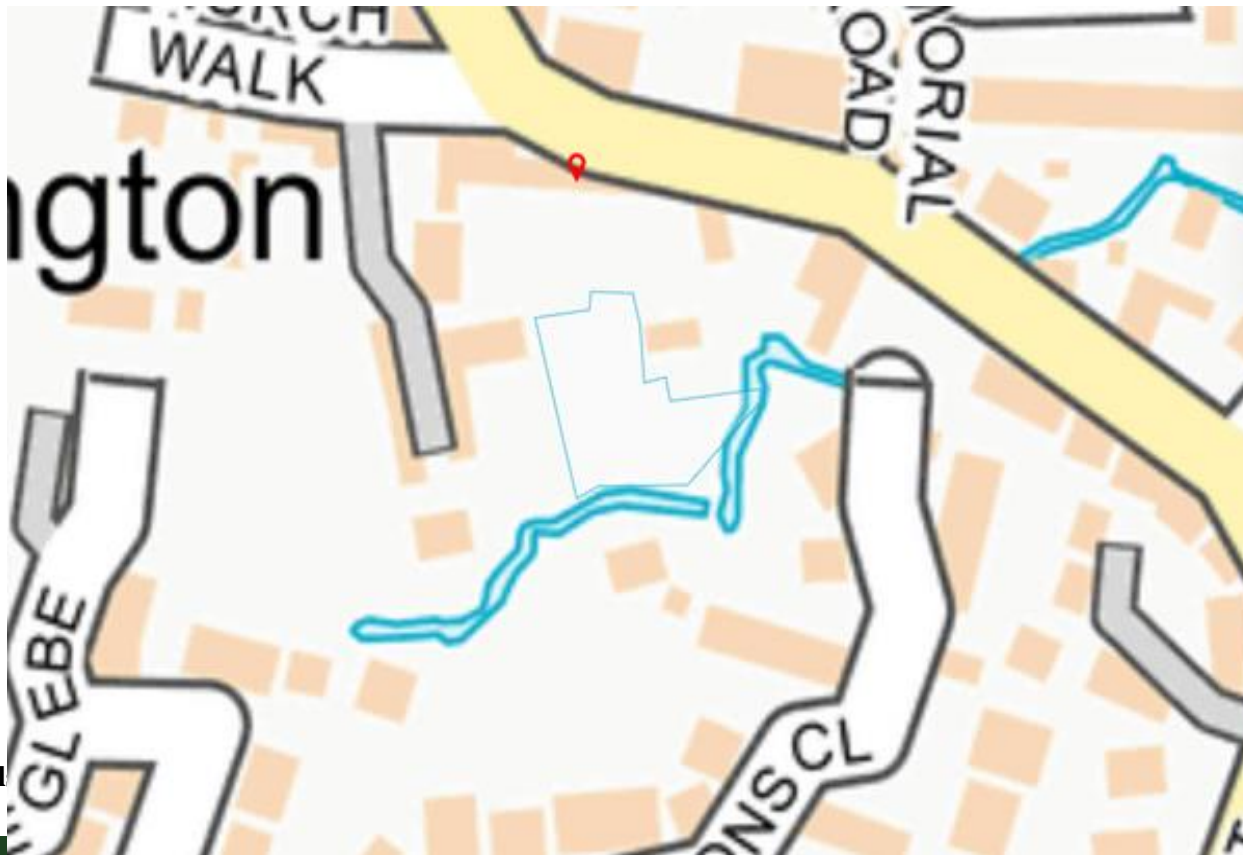
**Lawful development certificate reference:**

**PP-12872971**

**SERVICES** – Electricity, biodigester and water treatment plant

**LOCAL AUTHORITY** – North Somerset

District Council – Tel 01934 888144



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