



# Stowey Park

Yatton, Bristol

A very spacious detached bungalow with a large garden. Tucked away in a central village location, it is convenient for access to Bristol and beyond.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

All Mains Services

- Detached single storey home
- Approx 1,814 sq ft of flexible accommodation (inc garage)
- Ample reception space including sitting room and UPVC double glazed conservatory
- 3/4 spacious bedrooms
- 2 bathrooms (1 En-suite)
- Large garden
- Popular village location with easy access to excellent local amenities
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)

All distances/times approx







This home is a well presented 4-bedroom detached bungalow with a surprisingly spacious interior which cannot be appreciated from the exterior alone. It was originally designed by a local architect as his own home and provides versatile accommodation of some 1,814 sq ft.

It comprises in brief, a reception hall, sitting room with feature fireplace, solid oak kitchen dining room with bespoke fittings, utility room, sunroom, master bedroom with ensuite, two further bedrooms and study/bedroom 4. There is also a UPVC glazed conservatory and an attractive inner courtyard which is ideal for alfresco dining.

Outside there is a large, private garden with a useful outbuilding together with parking and a garage.

**Reception Hall** - Radiator with cover, "Kardean" wood effect flooring

**Cloakroom/utility room** - White suite with cupboards below and worktops over. Useful shelving, space for washing machine/tumble dryer, ceramic tiled floor and access to loft space

**Sitting room** - Features a marble fireplace, Kardean flooring, two sets of sliding patio doors leading in out to the inner courtyard.

**Kitchen/dining room** - Fitted with a comprehensive range of bespoke solid oak wall and floor cabinets with granite worktops and splashbacks, integrated double oven, microwave, 4 ring gas hob together with an integrated dishwasher and fridge. Dining area with space for a table and patio doors to courtyard.

**Principal bedroom** - Two windows to courtyard, range of built-in wardrobes. En-suite bathroom,



**Bedroom 2** - Window to front, range of fitted wardrobes plus matching doors to large storage cupboard also housing gas combination and central heating boiler.

**Bedroom 3** - Window to side, radiator.

**Sun room** - With glazed ceiling and floor to ceiling glazed panels.

**Family Bathroom** - White 3 piece suite with shower over bath and heated towel rail.

**Bedroom four/study** - Range of physical cupboards housing computer desk and shelving radiator, double doors to double glazed conservatory.

**Outside** - To the front, a wide brick paved driveway gives access to the property and also provides parking for several vehicles. There is also a garage with up and over door, water, and electricity. Accessed via a side return is the rear garden. Privately enclosed with fencing the garden is ready to be landscaped to the owners preferences and has hedging and flower borders. A large summer house/store is included with patio doors light and power. A separate courtyard garden has a circle of paved seating area.

**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 one of the few remaining villages to have retained its mainline commuter rail service, offering trains to both Bristol and a direct service to London Paddington from just 112 mins. Bristol Airport lies within easy reach just 8 miles away.





## Stowey Park, Bristol, BS49

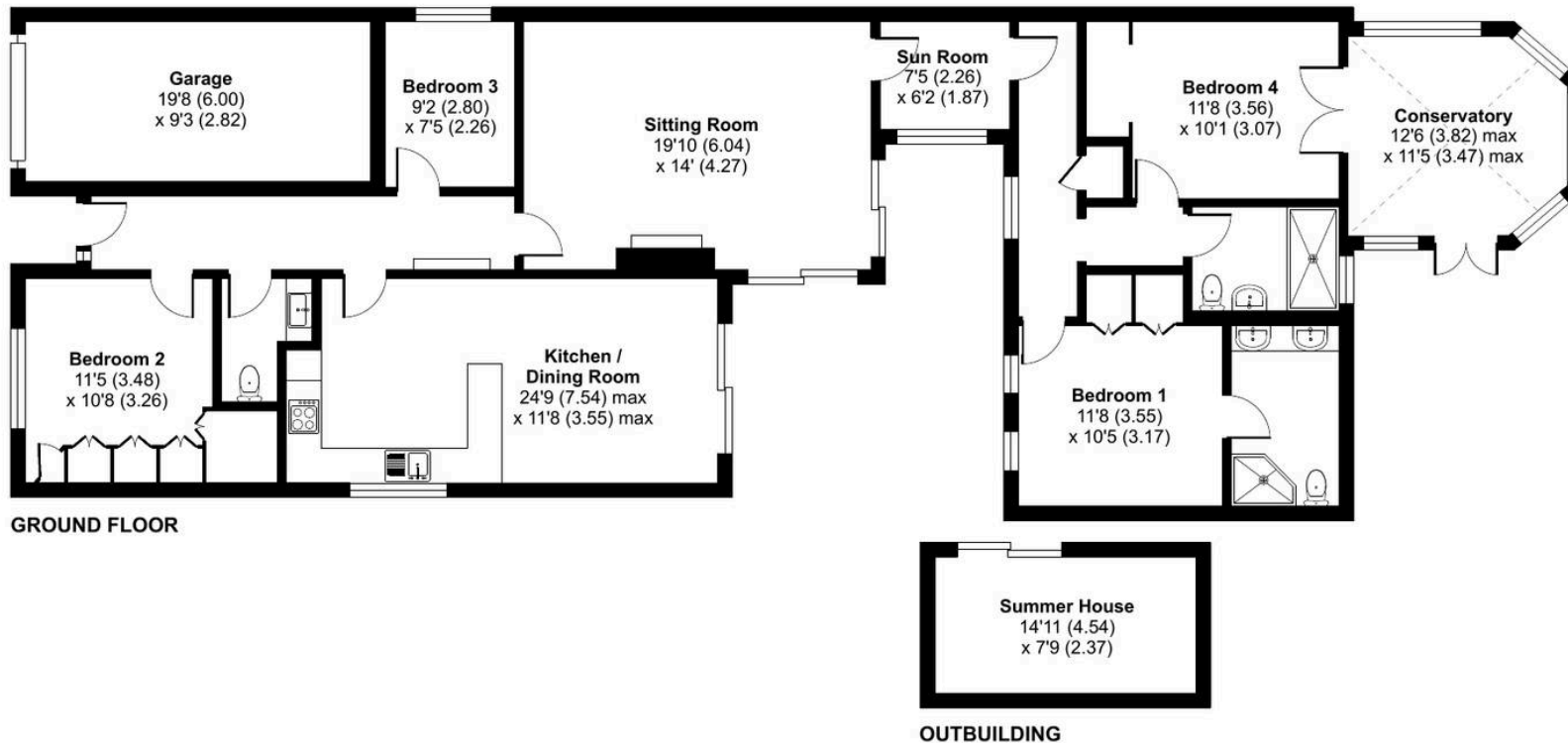
Approximate Area = 1635 sq ft / 151.9 sq m

Garage = 179 sq ft / 16.6 sq m

Outbuilding = 116 sq ft / 10.8 sq m

Total = 1930 sq ft / 179.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Robin King LLP. REF: 1226455

## Robin King

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