



Robin King | Estate Agents

14 Birch Drive, Langford - BS40 5HG
£435,000

14 Birch Drive

Langford, Bristol

A spacious, 4-bedroom detached single storey property with double garage, perfectly nestled in a peaceful cul-de-sac in Langford with easy access to Bristol and beyond.

Council Tax band: E

Tenure: Freehold

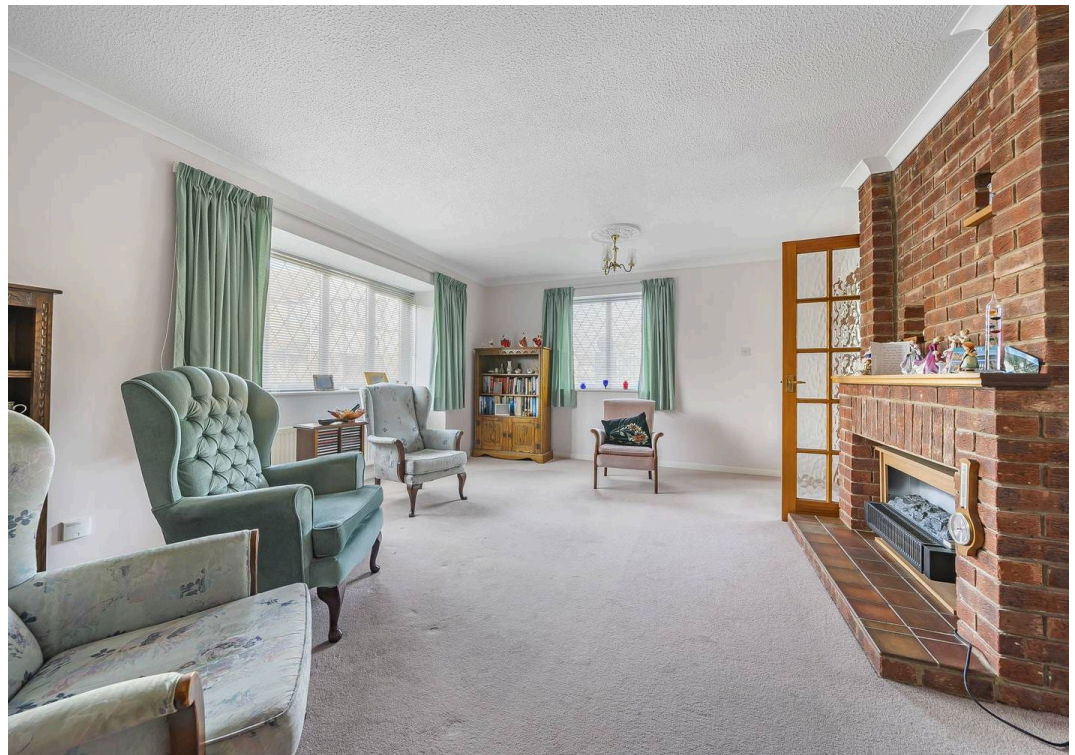
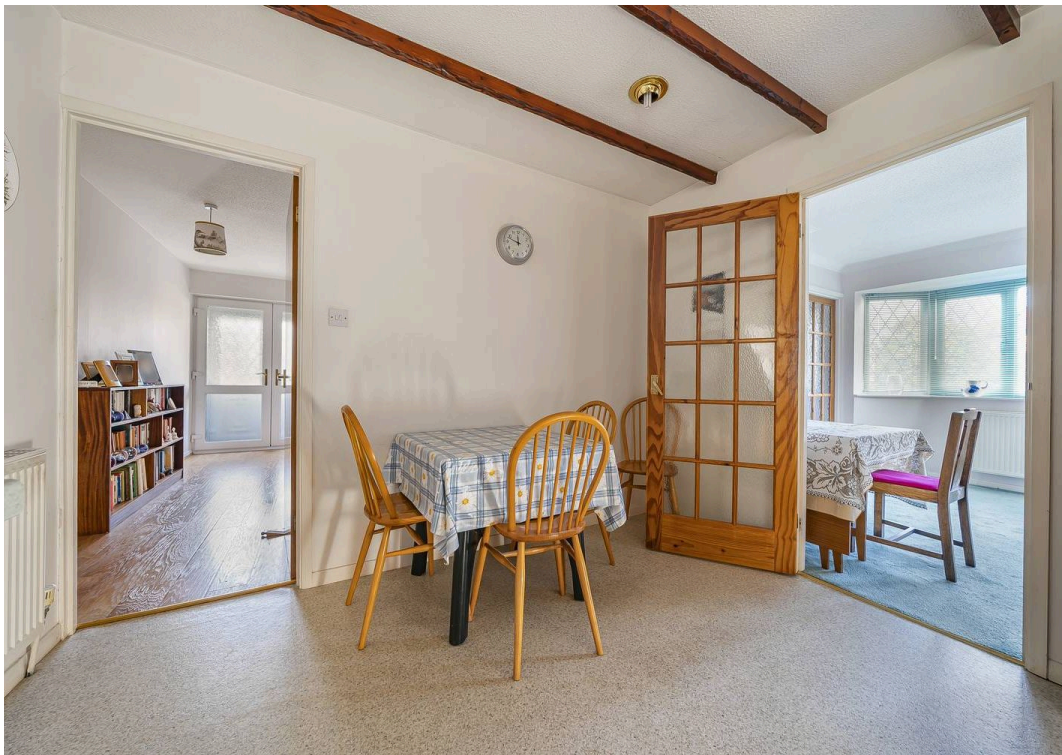
EPC Energy Efficiency Rating: D

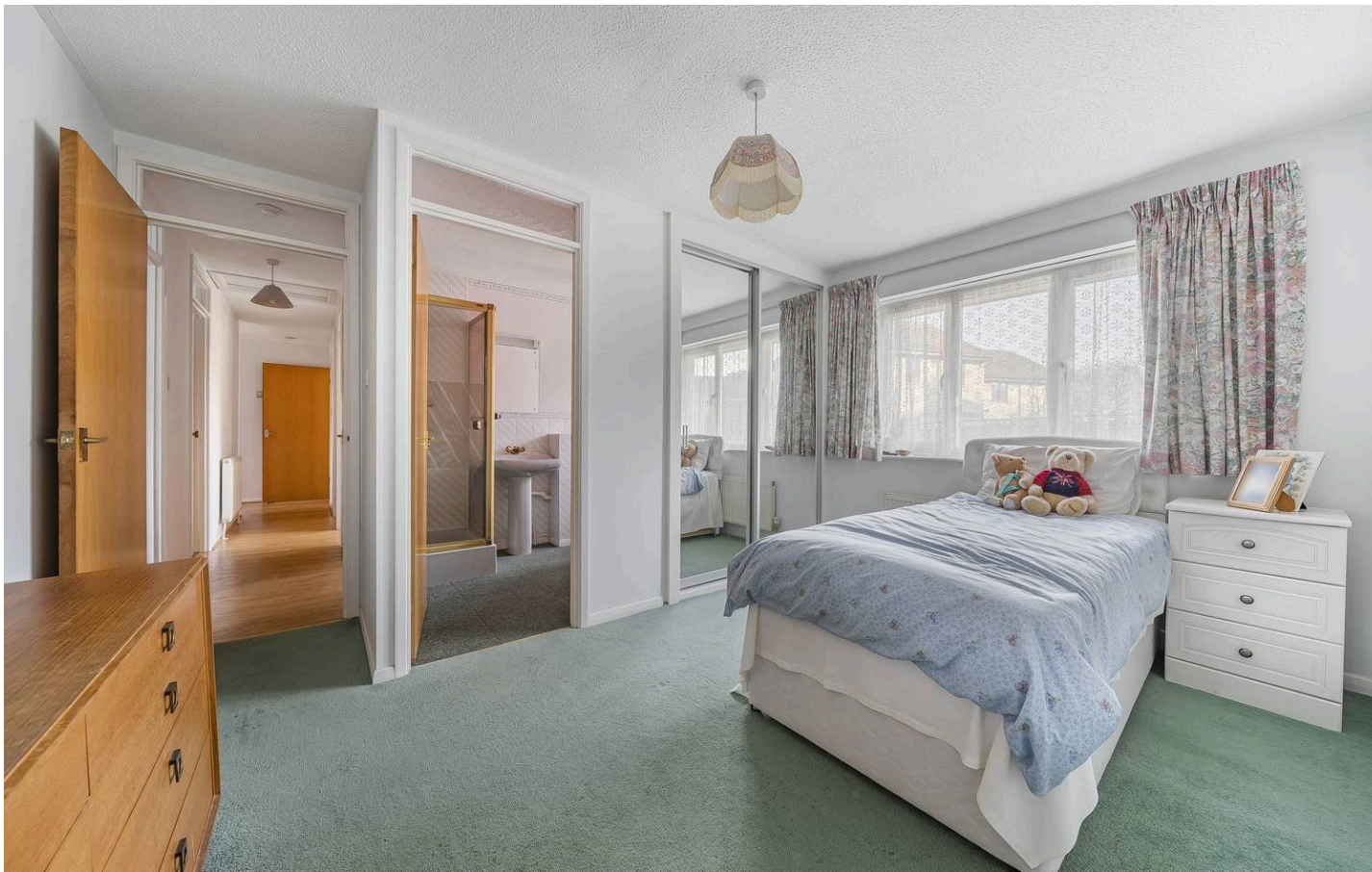
Services: Oil Heating, Mains Electric, Water & Drainage

- Approx 1,341 Sq ft Of Flexible Accommodation
- Detached Single Storey 4 Bedroom House
- Ensuite Bathroom To Principal Bedroom
- Cul-De-Sac Location In Sought After Village
- Double Garage And Driveway Parking
- South Facing Low Maintenance Enclosed Rear Garden
- Within Catchment For Churchill Academy & Sixth Form
- Access To M5 Within 8.5 Miles At Jct 21. Bristol Airport within 6 Miles

(All distances/times approx)







14 Birch Drive

Langford, Bristol

14 Birch Drive offers approximately 1,341 sq ft of flexible single-story living with four generously sized bedrooms, two bathrooms (one en-suite), a sitting room, a separate dining room, a kitchen-breakfast room, and a garden room. Nestled in a tucked-away location in the heart of the popular village of Langford, the property also features a double garage and a fully enclosed garden. With village amenities nearby and excellent transport links providing easy access to Bristol and surrounding areas, this property is sure to attract attention. Book a viewing now to avoid missing out!

Upon entering the bungalow, you are greeted by a welcoming hallway. On the left, a spacious sitting room offers a lovely family space, complete with an original brick fireplace that exudes classic charm and warmth. Double doors lead from here to the light-filled dining room, enhanced by a lovely bay window.

A doorway from the dining room opens into a large kitchen, equipped with a built-in double oven, an electric hob, and space for a washing machine and fridge/freezer. The kitchen also accommodates a dining table, making it perfect for family gatherings or casual meals. An adjoining garden room, with sliding doors leading to the garden, provides additional space and easy access to the double garage.

On the right side of the property, you'll find the thoughtfully designed sleeping accommodation. Two



generous double bedrooms, with views to the front of the property, offer versatility and one includes built-in storage cupboards. These rooms could also serve as offices or hobby spaces. Adjacent to them is a single bedroom, ideal as a study, and the principal bedroom, which features fitted wardrobes and an en-suite bathroom with a shower. Completing the accommodation is a spacious family bathroom, fully tiled and fitted with a sleek white three-piece suite, including a shower over the bath.

Outside

14 Birch Drive has an attractive front lawn with a neat hedge and pathway to the front door. To the side there is a double garage with electric roller door together with driveway parking for several cars. A side return gate gives access to the enclosed rear garden which is a true delight with a well maintained lawn and careful planting of mature shrubs and plants. There is also patioed areas for entertaining friends and family.

Location

Langford offers local shopping and social facilities with a more comprehensive range of shops available at the nearby villages of Congresbury and Winscombe. There is a large, modern medical practice in the village and a petrol station and mini-market close by. Primary schooling is available in the village and the excellent Churchill Academy and Sixth Form. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and junctions 20 and 21 of the M5 motorway each around 9 miles away for access to Bristol and beyond. Bristol International 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.



Birch Drive, Langford, Bristol, BS40

Approximate Area = 1341 sq ft / 124.5 sq m

Garage = 299 sq ft / 27.7 sq m

Total = 1640 sq ft / 152.3 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: 1234771

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.