



  
 UNITED KINGDOM  
 PROPERTY  
 AWARDS  
 REAL ESTATE  
 in association with  
**GAGGENAU**  
 ★ ★ ★ ★ ★  
 BEST REAL ESTATE  
 AGENCY SOMERSET  
 Robin King Estate Agents  
 2014-2015

*Gold*  
**The Negotiator**  
**AWARDS 2014**  
 Regional Agency  
 of the Year: South West

**Robin King** | Estate  
 Agents

## Plot 1, Withydale Farm, Old Weston Road, Congresbury, BS49 5ED

**Stunning detached home, one of only 5 on select development on the edge of village**

**Quality fixtures and fittings throughout**

**Sitting room with French doors to the garden**

**Study and downstairs cloakroom**

**Bespoke kitchen with Neff appliances and dining area with French doors, utility room**

**4 bedrooms, 2 having ensembles plus family bathroom**

**Fully enclosed gardens**

**Double garage and parking**

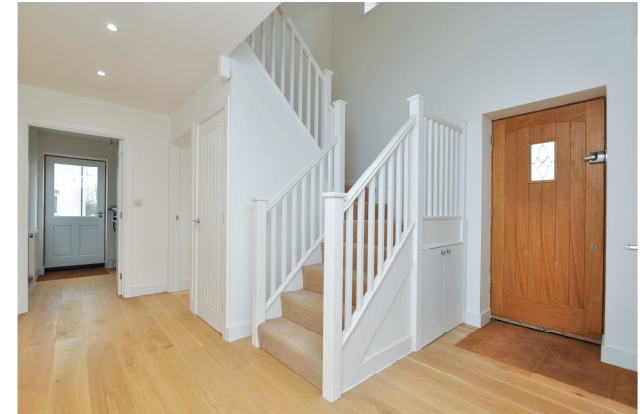
**No onward chain**

This stunning detached house is set in a select development of five executive properties on the edge of this popular village. With quality fittings throughout and the bonus of two ensuite bedrooms and double garage it is sure to appeal to anyone looking for a country home with character features but with all the advantages of a newly built property.

Enter via the porch and into the hallway with engineered oak flooring and downstairs cloakroom with Porcelanosa flooring. The engineered oak flooring continues into the impressive sitting room with two windows to the side and French doors with full length windows each side opening onto the garden.

From the hallway is the study with window to the front. The stunning kitchen\dining room is the heart of the home fitted with Shaker style bespoke units in light grey with soft closing doors and drawers and quartz worktops and upstands in Ammonite Carrara and a Belfast sink. The Neff integrated appliances include oven, microwave combination oven, gas hob with chimney hood, fridge freezer and dishwasher. A window overlooks the rear garden. There is ample room for a large table and chairs in the dining area and French doors with full length windows each side open from here onto the garden. The utility room has a sink unit and plumbing for a washing machine and space for a tumble dryer and a door to the side.

Stairs lead from the hallway to the first floor landing where there is an airing cupboard and access to the loft. From here there are four bedrooms. The principal bedroom has a window to the front and a contemporary ensuite with basin in a Vanity unit, fully tiled shower cubicle, w.c and feature radiator. Bedroom 2 again has an ensuite shower room and there is a family bathroom with bath with shower over, basin in vanity unit and w.c. All the bathrooms have Hansgrohe mixer taps and shower heads and Porcelanosa flooring.





To the front of the property is a double garage with two doors and a pedestrian door to the side and parking. To the rear the gardens are fully enclosed with decked area and lawn.

Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton, just 2 miles distance. There is easy access to the M5 motorway at Clevedon and St. Georges. The countryside around offers hosts of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and outdoor pursuits centre, all within easy reach. The friendly village contains a variety of independent shops and educational opportunities are very good with Primary schooling within the village and secondary education at the Outstanding Churchill Academy and Sixth Form.

**Important Notice:**

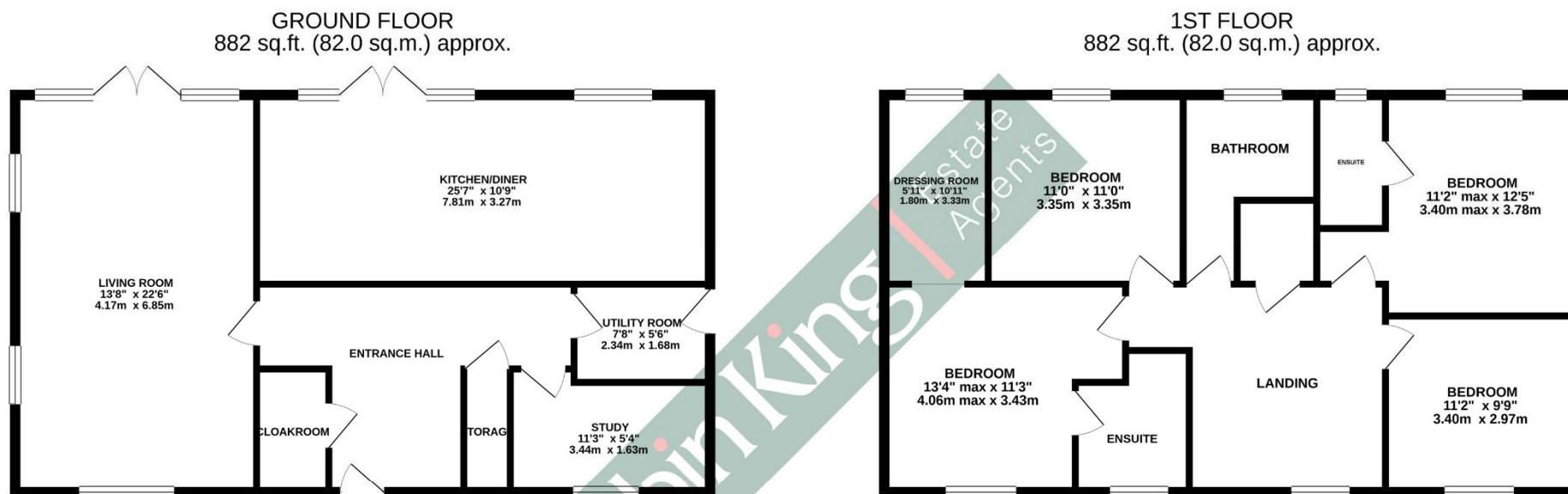
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 Robin King’s office in Congresbury, turn left at the traffic lights onto the A370 towards Weston Supre Mare. After approximately half a mile take the second of the turnings onto Old Weston Road on the left hand side and the development is immediately on your right.

**SERVICES** – gas central heating.

**LOCAL AUTHORITY** – North Somerset District Council – Band TBC

**ENERGY RATING** – Predicted B



TOTAL FLOOR AREA : 1765 sq.ft. (163.9 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.

Made with Metropix ©2021

**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: [post@robin-king.com](mailto:post@robin-king.com) Web Address: [www.robin-king.com](http://www.robin-king.com)**  
**Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**