

Oak House Old Weston Road Congresbury BS49 5ED

£700,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached house



HOW BIG  
2195.50 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
3



BATHROOMS  
3



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front, rear and side



EPC RATING  
B



COUNCIL TAX BAND  
F





Oak House is an impressive four/five-bedroom detached family home, individually constructed in 2020 and offering almost 2,200 square feet of beautifully presented accommodation over three floors. Situated on the fringes of Congresbury village, this spacious home enjoys breath taking far-reaching countryside views and is situated within a plot in the region of 1/3 of an acre.

The property is accessed via the spacious central entrance hall, complete with oak doors leading to the principal rooms. A cosy and private sitting room featuring a charming log-burning fire make this a wonderful peaceful retreat. The heart of the home is the substantial kitchen/dining room, a social hub for the modern family, well appointed with a generous range of wall and base units and central kitchen island. Bi-folding doors open from the dining area onto the garden making the garden part of your social entertaining space during the warmer months, truly perfect for summer barbeques. A additional reception room provides flexibility as either a study, playroom, or even a fifth double bedroom, completing the ground floor accommodation. The first-floor landing boasts a picturesque postcard window, framing beautiful rural views. The light and airy principal bedroom benefits from dual-aspect window and Juliet balcony, and a separate dressing room, leading to a well-appointed en-suite shower room with a modern three piece suite. Bedrooms three and four are also spacious doubles, served by a modern family bathroom boasting a four piece suite featuring a freestanding bath. The second floor hosts a further substantial double bedroom, an additional bathroom with a well appointed four piece suite and two generous storage cupboards.

Outside, the property enjoys a secure 1/3 of an acre plot, accessed via electric gates. The property sits centrally within the grounds and the gardens wraps around the the rear and sides. The gardens are predominately laid to lawn creating an ideal environment for children to enjoy and a blank canvass for those with 'green fingers'. A composite deck leading from the dining area creating the prefect environment for al fresco dining. The front is laid to chippings acting as off street parking for numerous vehicles and also leads to the garage.

Located in the village of Congresbury, which is home to some traditional cosy public houses. The primary school of St Andrew's is a pleasant walk away and secondary schooling can be found at Churchill Community School. Congresbury is also a fantastic commuter base with Bristol and Weston-super-Mare all being within a short drive whilst easy access to railway links to Bristol, London and the West Country are located at the nearby village of Yatton and frequently running buses.













Exceptional four/five bedroom family home situated within a generous plot in the region of 1/3 of an acre on the fringes of Congresbury village



#### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.





## Up your street...

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St Andrew's Church

St Andrew's Primary School and Churchill Secondary School catchment area

Good commuter access to Bristol City Centre, Weston-super-Mare and the M5 motorway network

Mendip Spring golf club

A range of cosy Public Houses

Country walks and the Strawberry Line on your doorstep



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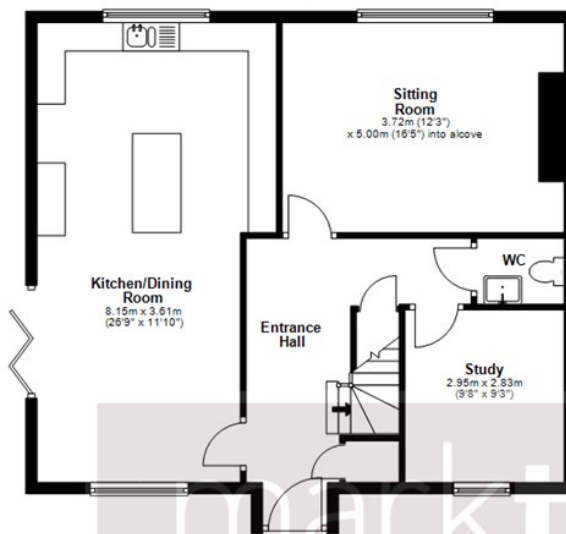






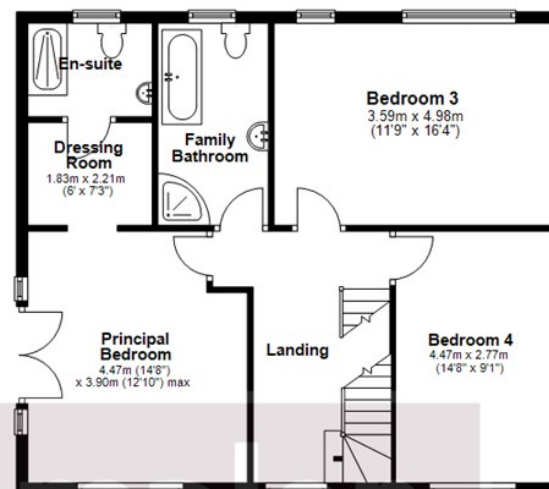
### Ground Floor

Approx. 76.7 sq. metres (825.6 sq. feet)



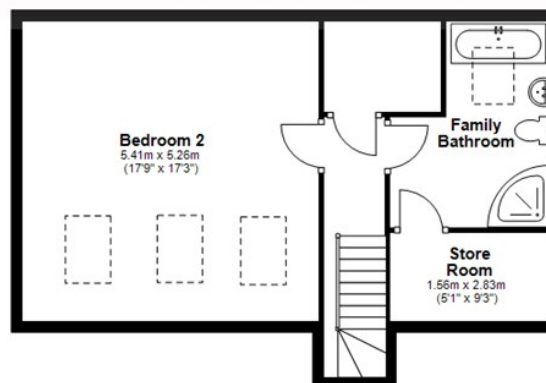
### First Floor

Approx. 76.0 sq. metres (817.6 sq. feet)



### Second Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



Total area: approx. 204.0 sq. metres (2195.5 sq. feet)

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.  
Plan produced using PlanUp.