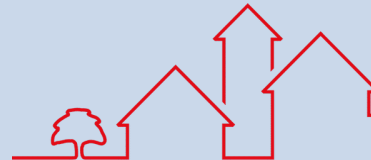




I Victoria Cottages Bristol Road, Wraxall

Guide Price £875,000



Parker's

Estate Agents & Property Lettings



I Victoria Cottages, Wraxall

Once part of the historic Tyntesfield Estate, I Victoria Cottages is a beautifully presented and renovated semi detached home tucked away off the Bristol Road, in the sought after village of Wraxall. Set at the end of a private lane bordering National Trust owned countryside, this delightful property offers peace and privacy in a truly idyllic setting.

Despite its tranquil location, Wraxall is far from isolated. The vibrant city of Bristol is just six miles away ideal for commuters while nearby Nailsea offers further amenities just a short drive in the other direction. Surrounded by open countryside, the area boasts an extensive network of public footpaths, perfect for scenic walks. Excellent schooling is available locally, including the highly regarded independent Downs School.

The approach is via a private lane that gently winds along the perimeter of the breathtaking Tyntesfield estate. A five-bar gate marks the entrance to the cottage, opening into the charming wraparound garden.

Step inside through double doors into a welcoming porch, with space for a coat rack and storage space for boots and wellingtons. A skylit hallway floods the interior with natural light and provides access to a cloakroom, utility, and an additional storage cupboard ideal for coats and shoes.

The kitchen/breakfast area is the heart of the home, bright, spacious, and thoughtfully designed. With serene views over the garden, there is space for both an island unit and a separate dining area. The kitchen is fitted with neutral cabinetry and high-quality integrated appliances including a Smeg induction hob and Bosch double oven.

I Victoria Cottages, Wraxall

Underfloor heating runs throughout, and double doors open to a charming and substantially built wooden conservatory perfect for enjoying the views over the garden with a book or cup of tea. Steps lead down to a cosy family room featuring a wood burning stove and elegant plantation shutters. Across the hallway is a flexible second reception room, ideal as a formal sitting room or study with garden views.

Upstairs, the property offers three double bedrooms and three bath/shower rooms.

The master suite is a light-filled, beautifully designed space with dual-aspect windows, countryside views, a cleverly arched dressing area, and a luxurious en suite with a large shower.

The second bedroom enjoys views over the front garden and benefits from a stylish en suite bathroom. The third bedroom is also a generous double and is served by a separate bathroom with overhead shower located just off the landing.

The quintessential cottage style garden wraps around the home, featuring manicured box hedges, mature trees, well-established shrubs, and vibrant planting. Most of the garden is laid to lawn, creating a peaceful outdoor space ideal for both entertaining and relaxation. A variety of fruit trees including apple, pear, cherry, and fig are thoughtfully planted throughout, making this garden a true haven for the keen gardener.

The property is warmed by Liquid Gas, but has mains water, electricity & sewerage.

Overall this is truly a delightful cottage style home ready to welcome its new owner.



Rooms:**Porch**

6' 10" x 4' 3" (2.08m x 1.30m)

W.C.

5' 6" x 3' 2" (1.68m x 0.96m)

Utility

12' 4" x 8' 8" (3.76m x 2.65m)

Kitchen/ Breakfast Area

16' 3" x 13' 0" (4.95m x 3.96m)

Family Room/ Dining Area

21' 2" x 14' 11" (6.45m x 4.56m)

Sitting Room

16' 2" x 11' 1" (4.92m x 3.37m)

Conservatory

15' 0" x 10' 3" (4.58m x 3.12m)

Bedroom 1

16' 2" x 13' 0" (4.92m x 3.96m)

Ensuite

11' 7" x 8' 7" (3.54m x 2.62m)

Bedroom 2

12' 1" x 11' 8" (3.68m x 3.55m)

Ensuite

8' 1" x 6' 4" (2.46m x 1.94m)

Bedroom 3

11' 3" x 10' 4" (3.43m x 3.16m)

Family Bathroom

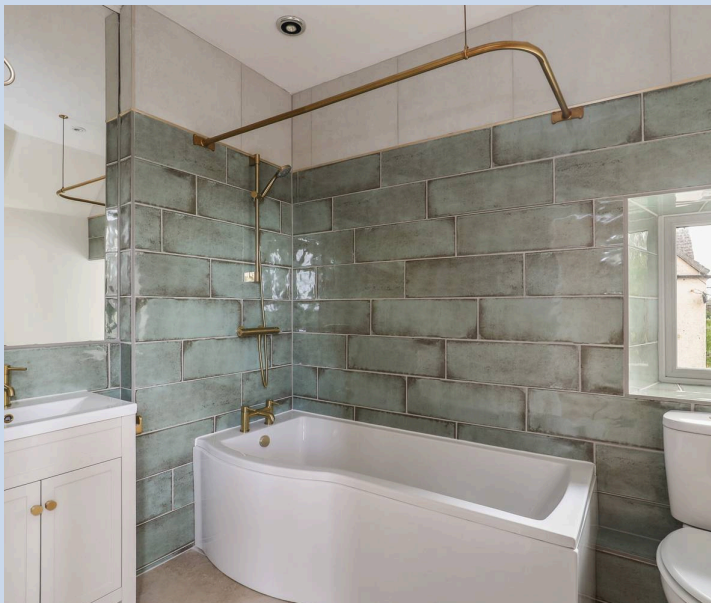
6' 2" x 5' 7" (1.88m x 1.69m)





WRAXALL:

Wraxall is a delightful rural village located just six miles west of Bristol. Surrounded by countryside but ideally located within a short drive, cycle or bus journey of the city. Easy access to the M5 motorway at junction 19 or mainline train station at Backwell or Bristol Temple Meads. The village is much sought after due to its countryside location with views across farmland and includes a church. Further amenities can be found just a short drive to Nailsea which includes two major supermarkets, doctors, dentists, cafes, shops and everything you could need in the busy high street and precinct. The village has the benefit of a primary school with a choice of private and public secondary schools in the local area. Wraxall is also renowned for the beautiful gothic style Tyntesfield House & Estate which is now owned and run by the National Trust, perfect for anyone wanting to explore the outdoors. Or for keen sports people the village is situated within a short drive of the Long Ashton Golf Club or the David Lloyd Leisure Club.



Council Tax band: E

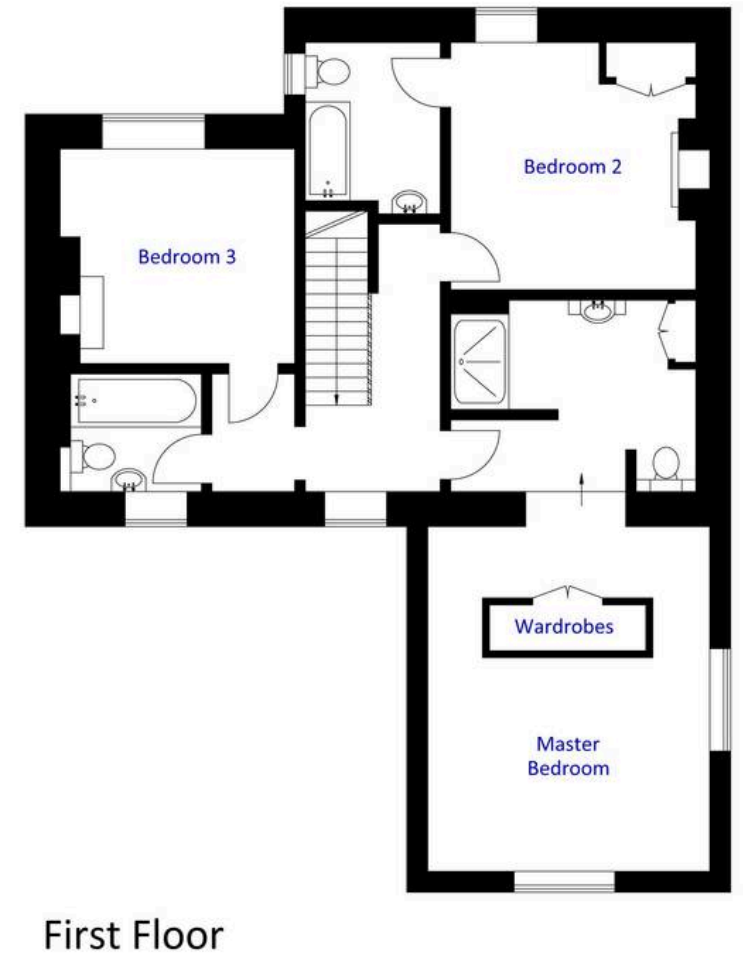
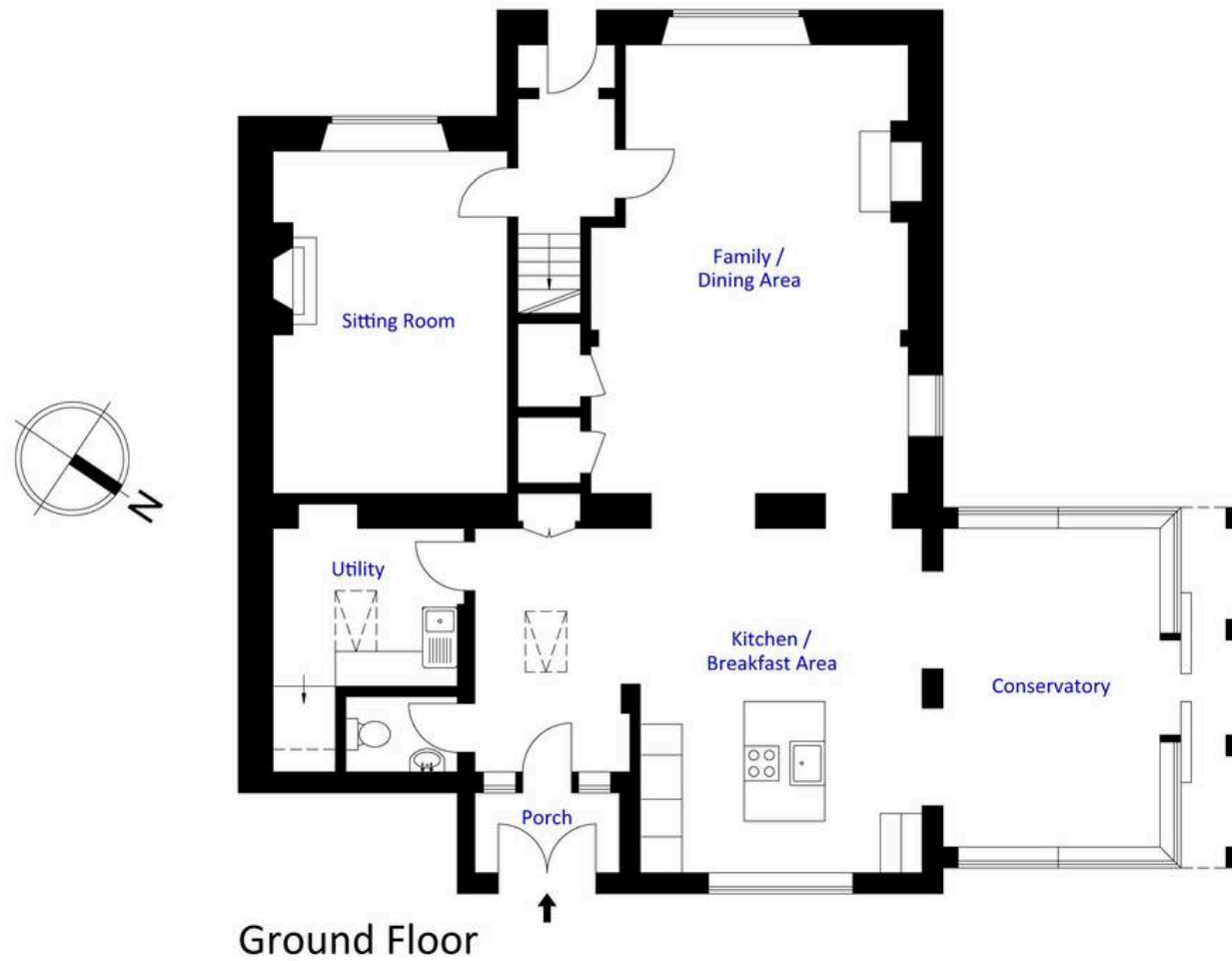
Tenure: Freehold

EPC Energy Efficiency Rating: F



I Victoria Cottages, Wraxall BS48 1LN

Approx. Gross Internal Area
2057.95 Sq.Ft - 191.19 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

