



Sandon
5 Orchard Close, Wrington, BS40 5ND

Robin King | Estate
Agents

SANDON, 5 ORCHARD CLOSE, WRINGTON, BS40 5ND

A newly renovated, beautifully presented 4 bedroom detached bungalow with no onward chain in the sought after village of Wrington with easy access to Bristol and beyond.

**APPROX 1770 SQ. FT FLEXIBLE ACCOMMODATION • 4 BEDROOMS
• 2 BATHROOMS (1 EN-SUITE) • KITCHEN/DINER • 2 FURTHER
RECEPTION ROOMS • DOUBLE GARAGE • PRETTY WRAPAROUND
GARDEN • 5.7 MILES TO YATTON STATION FOR MAINLINE
SERVICES TO BRISTOL AND BEYOND – PADDINGTON 114 MINS •
BRISTOL AIRPORT 4.4 MILES/BRISTOL 12 MILES/M5 JCT 22 8
MILES (ALL DISTANCES APPROX) • NO ONWARD CHAIN**

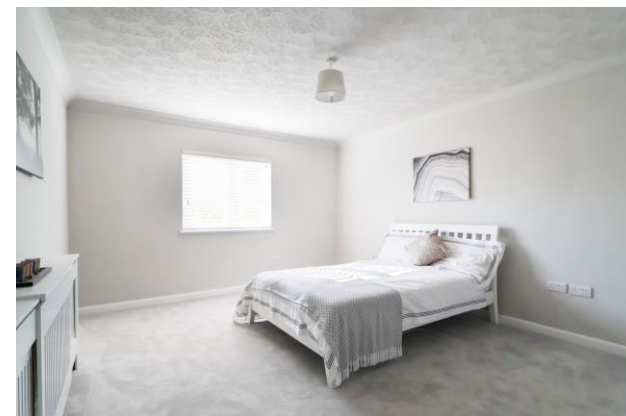
Sandon has recently been the subject of a full renovation and extension creating an exceptionally presented, stylish, four-bedroom detached bungalow in the sought after village of Wrington.

In the catchment of good schools and a friendly village community this family home is sure to attract attention.

Entering the property, you are welcomed into a spacious hallway with practical storage cupboard for coats and shoes. It provides access to four beautifully appointed double bedrooms, all bright and airy and decorated in relaxing natural tones. Bedrooms one & two have Jack and Jill access to a stylish en-suite shower room with twin basins. Bedrooms two and four to the right are served by a contemporary family bathroom, which features a rolltop bath with separate shower and heated towel rail.

To the rear of the property is the kitchen/dining room with natural shaker style wall and base units, a gorgeous red Rangemaster cooker and contrasting island/breakfast bar and French doors which lead out to the garden filling the room with natural light. Double doors lead through to a sitting room with attractive feature fireplace and French doors to the garden. A smaller reception room which is ideal for use as a home office or children's playroom completes the accommodation.





Outside – the garden has a patioed area ideal for alfresco dining and entertaining friends. A pretty lawned area wraps round the property and features borders with mature shrubs and a unique monkey puzzle tree. To the front there is ample parking for multiple vehicles and the property is secured with white gates and a rendered laurel hedge planted wall. There is also a double garage which provides ample storage space.

Location - Wrington is a highly regarded village with excellent amenities including a pub, post office, café, dentist, and pharmacy along with an “Outstanding” primary school, with senior schooling nearby at the well-regarded Churchill Academy and Sixth Form. Situated on the north side of the Mendips, some 12 miles southwest of Bristol, there is beautiful surrounding countryside for activities including walking, riding and golf. Access to the M5 is within approximately 8 miles, Bristol Airport approximately 4.4 miles distant and access to a mainline railway station at Yatton is also within 6 miles.

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



SERVICES – All Mains Services

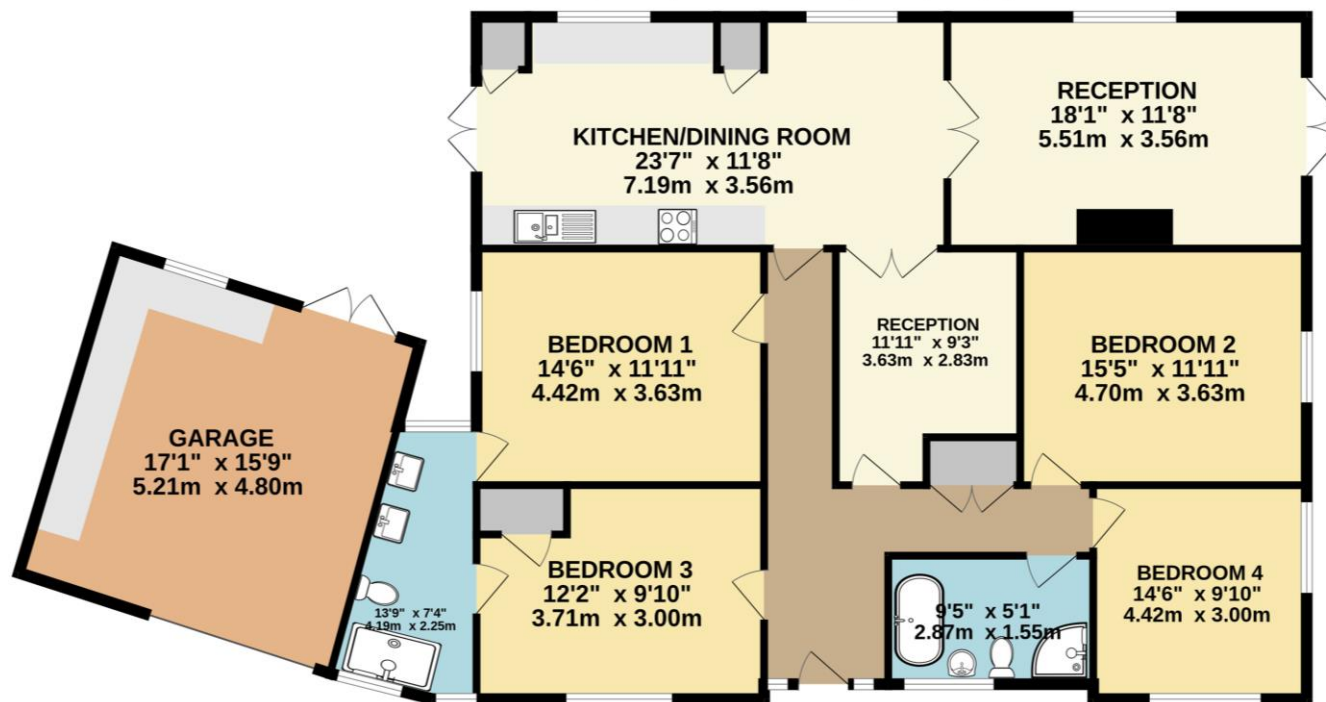
EPC RATING – D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND D £2176.04 (2024/25)

* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR 1770 sq.ft. (164.4 sq.m.) approx.



TOTAL FLOOR AREA : 1770 sq.ft. (164.4 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.

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