



Robin King | Estate Agents

17 The Cottages, Station Road, Wroughton - BS40 5LH

£275,000

17 The Cottages Station Road

Wrington, Bristol

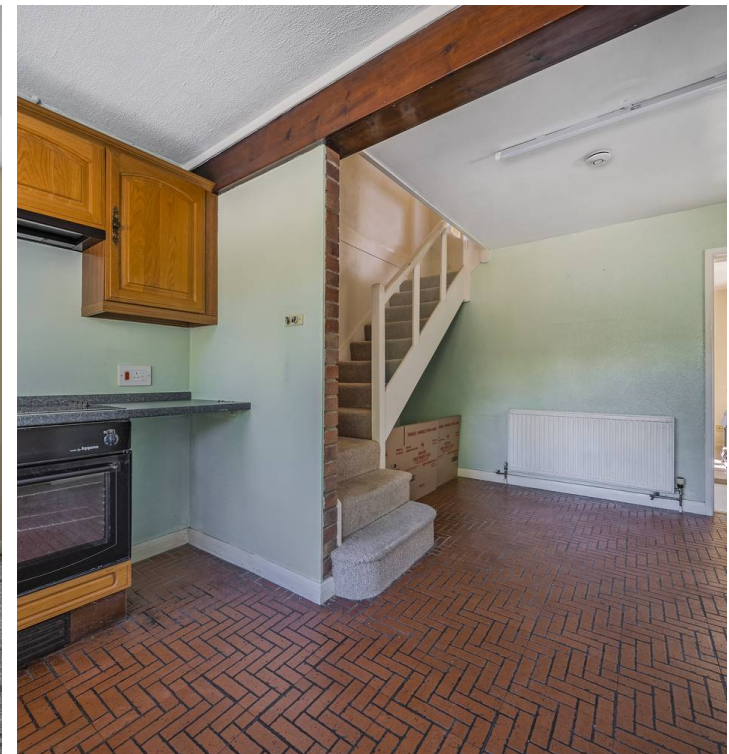
A characterful two bedroom cottage just moments from the heart of Wrington Village. The property features original stone with plenty of vintage touches throughout with a large garden and spacious kitchen/dining room.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

All Mains Services





17 The Cottages Station Road

Wrighton, Bristol

Nestled within the sought-after village of Wrighton, this charming 2-bedroom end-of-terrace property offers a unique opportunity for those looking to create their dream home. Dating back to the 1800s, this home exudes character and heritage, coupled with the promise of modernisation to suit contemporary living needs.

Upon entering the property, one is greeted by a spacious dining room area, leading seamlessly into a cosy sitting room to the right, and a functional kitchen to the left. The kitchen, boasting direct access to the large mature garden, is a prime area for cooking and entertaining guests. A convenient storage cupboard in the kitchen ensures practicality and organisation in this space.

Upstairs, the property features two generously sized bedrooms, both equipped with built-in wardrobes to maximize storage space. A large family shower room with tiled walls completes the upstairs space.

A standout feature of this property is the expansive rear garden, with ample space for outdoor activities and relaxation. The mature garden provides a picturesque setting for a keen gardener to indulge in gardening pursuits, while a shed offers additional storage solutions for tools and equipment. There is also the benefit of off-street parking to the front.



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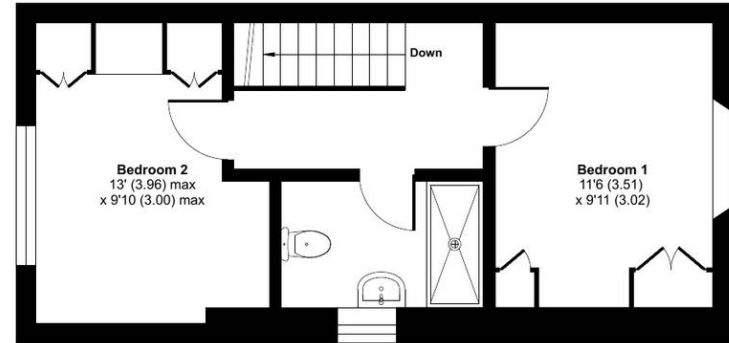
Wrington is a highly regarded village with excellent facilities including shops, pubs, cafes, a fantastic primary school and within the catchment for Churchill Academy & Sixth Form. Mainline railway services are available within 4.6 miles from Yatton station – Paddington from 114 minutes. Access to the M5 at Jct 20 or Jct 21 is within 8.7 miles and central Bristol is approximately 13 miles away. (All distances are approx.)



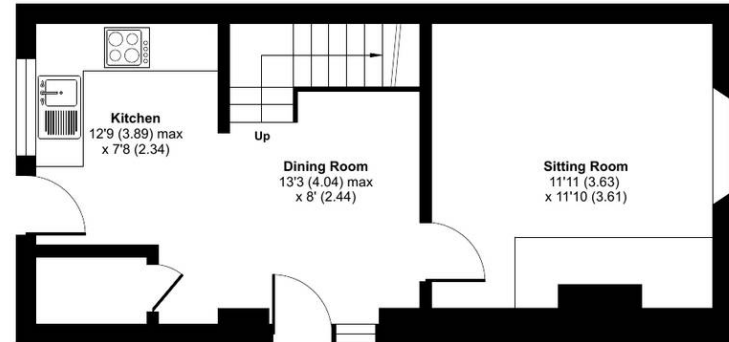
Station Road, Wrington, Bristol, BS40

Approximate Area = 697 sq ft / 64.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Robin King LLP. REF:1165025

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