



3 Rickford Lane, The Village, Burrington - BS40 7AA

£475,000

3 Rickford Lane, The Village

Burrington, Bristol

A charming 3 bedroom home nestled in the heart of the popular village of Burrington, with driveway parking, a private garden and far reaching views, together with easy access to Bristol and beyond

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Services: Solar electricity heating, mains water and electricity, private drainage

- Approx. 1,014 sq ft Of Flexible Accommodation
- Well Presented 3 Bed, 2 Reception Room Village Home
- Far-Reaching Views Of Surrounding Countryside
- Ample Driveway Parking
- 70m Garden & Woodpecker Joinery Cedar Wood Greenhouse
- Central Village Location and walking distance to village pub
- Owned Solar Panels
- Close To Well Regarded Primary And Secondary Schooling
- Yatton Station Within 7.7 Miles For Mainline Railway Services – Paddington From 114 Mins
- Access To M5 Within 9.0 Miles At Jct 21 St George's • Central Bristol 12.9 Miles, Bristol Airport 5.0 Miles (All Approx)







3 Rickford Lane, The Village

Burrington, Bristol

3 Rickford Lane is tucked away down a no-through lane in the picturesque and sought-after village of Burrington. Located in an area of outstanding natural beauty, the village boasts a charming 13th-century church, a village school, and direct access to the Mendip Hills, making it a country lover's paradise.

This beautifully presented semi-detached house offers approximately 1,014 sq ft of flexible family accommodation, including three bedrooms, all with magnificent far-reaching views, and well-designed, well-finished reception spaces. Additionally, the property features driveway parking for three cars and a private garden that benefits from the tranquillity of the location, with a gorgeous open aspect over the surrounding agricultural land.

An elegant front door opens into an extremely spacious porch with built-in seating and ample storage for coats and shoes. To the left is the kitchen/breakfast room, which provides a generous space for a large table. The kitchen is fully fitted with smart, contemporary shaker-style units, contrasting wooden worktops, and integrated appliances. These include an induction hob, a slimline dishwasher, dual ovens, (one hide and slide oven and one combination microwave oven), and a full-height fridge & freezer. The room enjoys spectacular long views over Wrington Vale, as well as the benefit of a useful storage pantry and a back door leading to the garden.

The remaining reception space is located to the right of the hallway and comprises a spacious and airy



sitting room with a feature fireplace with an oak mantel and inset log burner. Sliding doors lead to a lovely conservatory, which, nestled in the garden and adjacent to a paved dining terrace, provides an ideal setting for gatherings and al fresco dining.

Upstairs, a spacious landing leads to three generously sized bedrooms. All enjoy wonderful views of Wrington Vale or the Mendip Hills. The principal bedroom also includes a useful bank of fitted wardrobes.

Garden

To the front of the property is a hardstanding gravelled area with parking for several cars and log storage to the side. An attractive wisteria and magnolia create a welcoming and picturesque first impression.

A side return leads to the rear of the property with several large covered storage areas, 2 large garden sheds and a Woodpecker Joinery cedar wood greenhouse. A pretty lawned area is framed by mature well stocked borders and a vegetable garden with raised beds, and well established asparagus crops, to the far end. The real highlight of the garden is its lovely open aspect to the surrounding hills and farmland and tranquil serenity.

Location

The popular and convenient village of Burrington offers a primary school, church and social facilities with a more comprehensive range of shops available at the nearby villages of Churchill and Wrington. There is a large, modern medical practice in the village and a handy petrol station and supermarket close by. Secondary schooling is situated in Churchill, Sidcot and Wells. Bristol International Airport is within 5.0 miles, and central Bristol 13 miles (all approx.). There is access to the M5 within 9.0 miles (Jct 21 St George's) and mainline railway services within 7.7 miles at Yatton – Paddington from 114 mins. The surrounding countryside around offers many activities including riding, sailing, fishing and several golf courses and there are wonderful walks nearby in the Mendips Hills, an Area of Outstanding Natural Beauty.

What 3 words location: ///clustered.pint.prowling



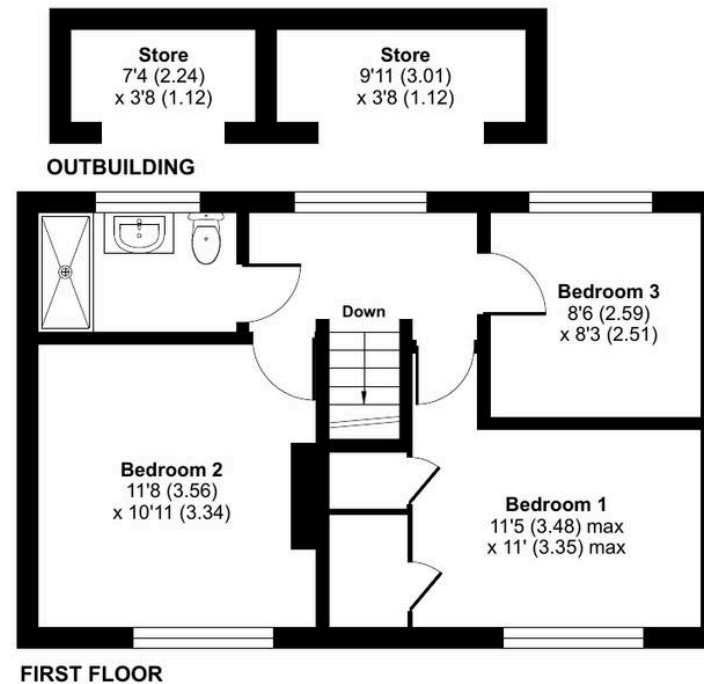
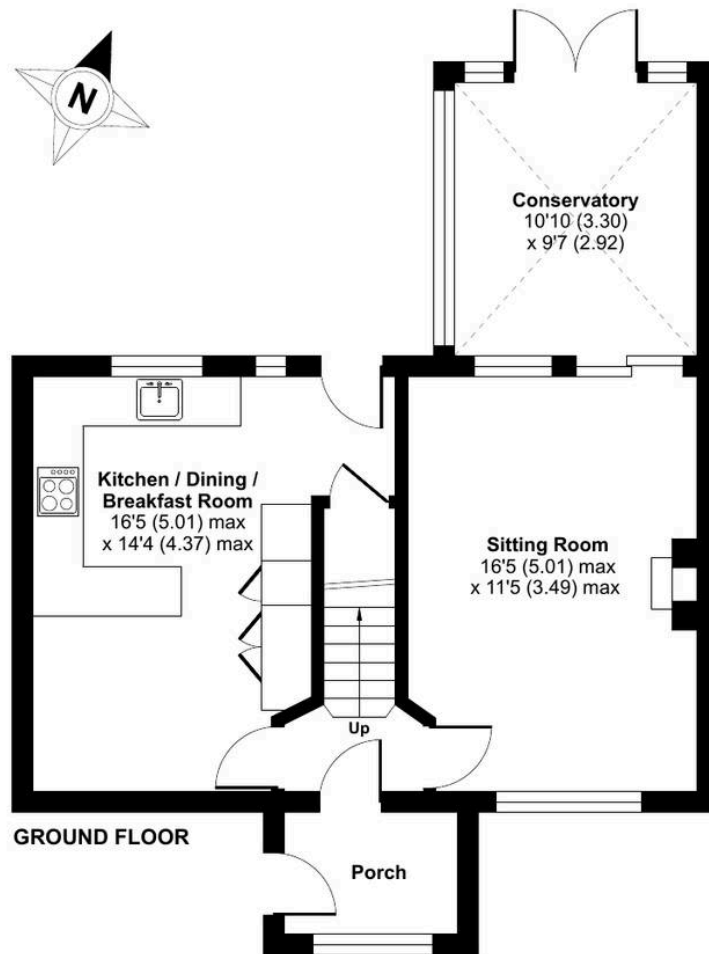
Rickford Lane, Bristol, BS40

Approximate Area = 1014 sq ft / 94.2 sq m

Outbuildings = 63 sq ft / 5.8 sq m

Total = 1077 sq ft / 100 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1231400

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