



15 Wrington Road

Congresbury, Bristol

A stylish 4-bedroom detached home with landscaped garden, garage and driveway parking. Tucked away in central Congresbury it has easy access to Bristol and beyond.

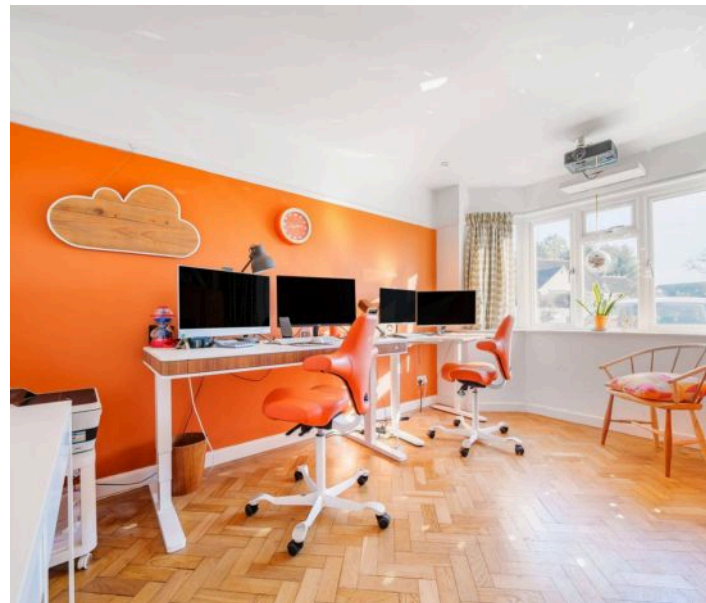
Services: Mains Drainage, Electricity, Water, Oil central heating

Council Tax band: E

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Approx 2,243 sq ft of flexible accommodation (inc. garage and outbuildings)
- Modern contemporary styling throughout
- Magnificent open plan kitchen/living/dining room
- A further 2 large reception rooms
- 4 good sized bedrooms with 2 bathrooms (1 en-suite)
- Landscaped gardens with Yoga studio, sauna and workshop
- Garage and driveway parking for multiple cars
- Easy access to M5/mainline railway services and Bristol Airport







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15 Wrington Road is a traditional 1950's family home that has recently been extended to create a wonderful open plan living/dining/kitchen with plenty of space for modern family living. In addition, it offers 2 further versatile reception rooms, 4 good sized bedrooms and 2 bathrooms (1 en-suite). Outside the fully landscaped gardens offer plenty of amenity space with separate terraces and decked areas together with a Yoga studio, sauna and workshop. There is also a garage together with driveway parking for multiple cars.

Set in a tucked away village location in an elevated position, it offers easy access to local amenities and decorated with modern contemporary design it is sure to attract attention.

Entering in the welcoming front door one is immediately struck by the tessellated tiled flooring with stripped wood flooring beyond that characterises the original parts of the home. To the left is the sitting room – a wonderful bright room with bay window and cosy log burner. To the right is another flexible reception room which is currently arranged as an office/study but could easily be a playroom or dining room. Again, this is a lovely bright room with a bay window with views to the front of the property.

To the rear of the ground floor is the magnificent recently extended open plan kitchen/sitting/dining room. With a stylish kitchen striking circular window and roof skylights together with sliding doors to the garden it creates an impressive space with plenty of room for both dining and socialising. The kitchen area is fully fitted with smart contemporary black units which are gorgeously complemented by Corian worktops. There is an integrated Halogen hob, dishwasher and double oven together with space for an American style fridge freezer. It also incorporates a separate pantry and useful storage cupboard.

A utility room with access to the garden and space for a washing machine and tumble dryer completes the ground floor accommodation.

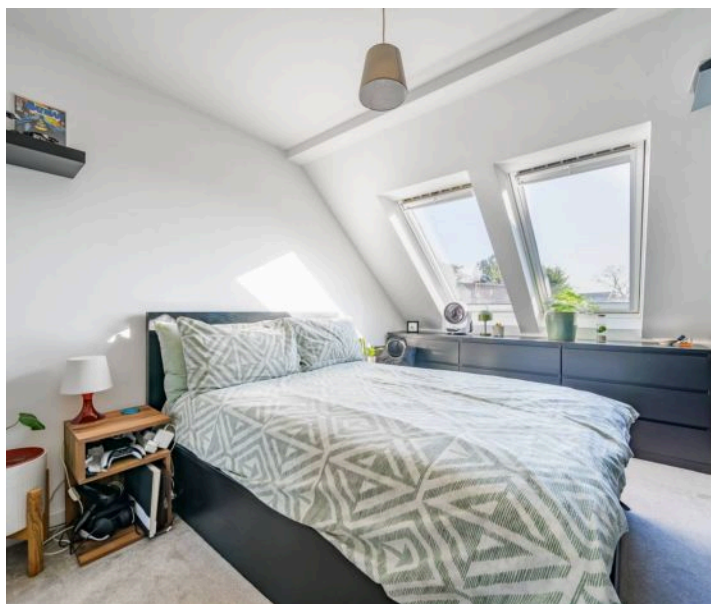




Rising to the first floor you will find 4 good sized bedrooms. The principal bedroom has long views to Crook peak and the Mendip Hills and a recently installed stylish ensuite bathroom with white 3-piece suite. The other bedrooms are served by the family bathroom which is spacious and has a large walk-in shower with waterfall showerhead.

Outside

The garden has been beautifully landscaped and adjacent to the kitchen has a large dining terrace which is perfect for a summer BBQ or entertaining friends. There are also several other areas where there is the opportunity for dining and relaxing including a decked area and several outbuildings including a large workshop, sauna and a yoga studio. All of the landscaping is complemented by Mediterranean style planting. There is also a garage with up and over door.



Location

Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at the well-regarded Churchill Academy and Sixth Form.



Wrington Road, Congresbury, Bristol, BS49

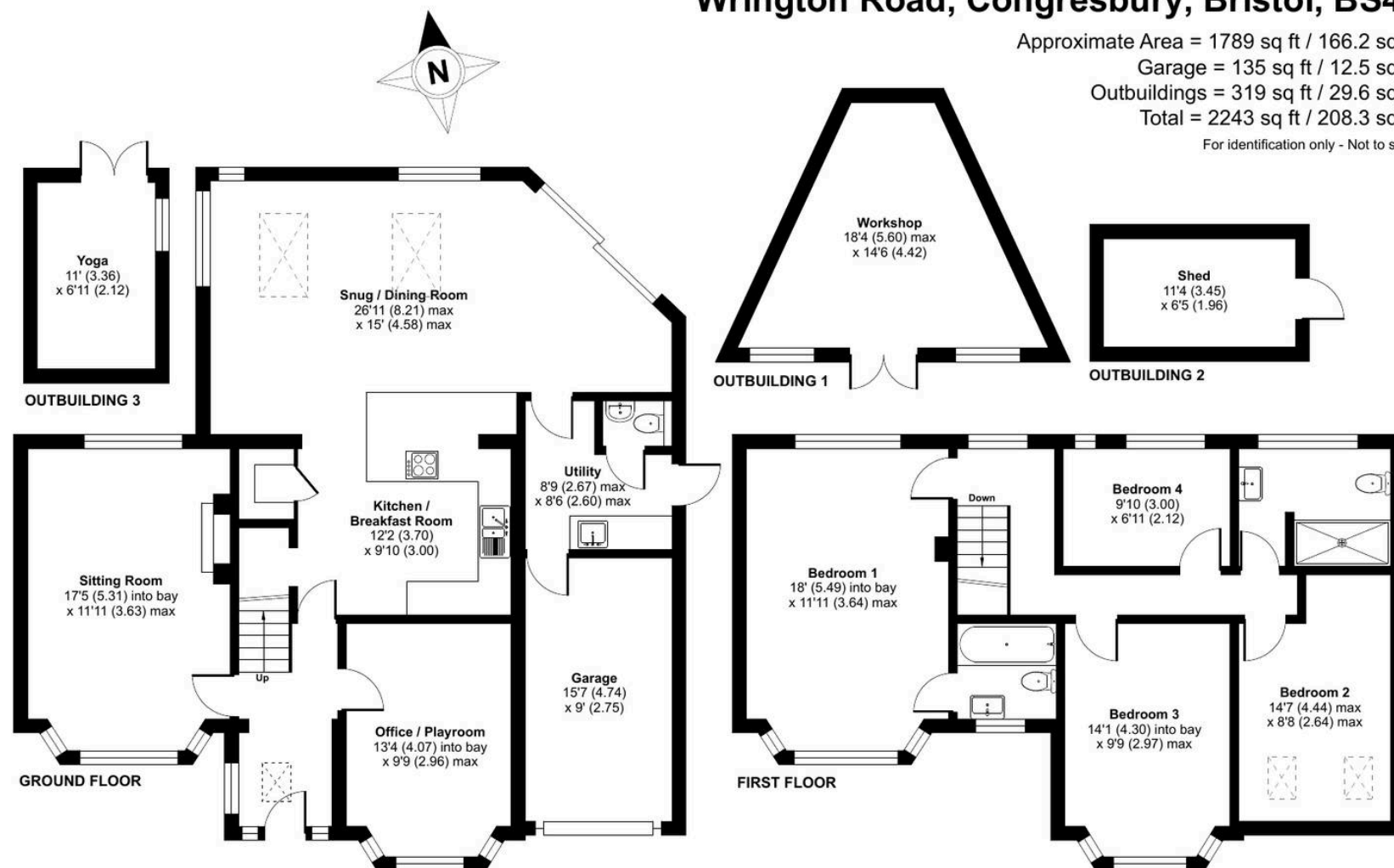
Approximate Area = 1789 sq ft / 166.2 sq m

Garage = 135 sq ft / 12.5 sq m

Outbuildings = 319 sq ft / 29.6 sq m

Total = 2243 sq ft / 208.3 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). © nitchecom 2025. Produced for Robin King LLP. REF: 1255012

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