



## 12 Wiltons

Wrington, Bristol

A spacious family home in Wrington with sitting room, bright dining room, well-equipped kitchen, utility room, and three double bedrooms. Paved driveway, garage, and garden with farmland views.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

All Mains Services

- Approx. 1153 Sq.ft accommodation and garaging
- Beautifully renovated kitchen
- Three double bedrooms
- Separate dining room
- Utility room and practical downstairs cloakroom
- Garage and driveway parking
- Far reaching views
- Popular village with excellent primary schooling
- In catchment for Churchill Academy
- Close proximity to mainline railway/M5/Bristol Airport







## 12 Wiltons

Wroughton, Bristol

Situated in the peaceful village of Wroughton, this spacious family home offers comfort and convenience with easy access to local amenities. It includes a sitting room, bright dining room, well-equipped kitchen, utility room, and three double bedrooms, along with a paved driveway, garage, and a garden with countryside views.

On entering, you're greeted by a welcoming porch and hallway with ample space for coats and shoes. To the left, a staircase with generous under-stairs storage, and to the right, a spacious sitting room with an electric fireplace. A glazed door connects the lounge to the dining room, which is filled with light from French doors and a large window, making it perfect for entertaining.

At the end of the hallway, the kitchen offers views of the surrounding farmland. Recently renovated and well-appointed, it includes an integrated slimline dishwasher, fridge and freezer. The property also has a utility room with a Belfast sink and space for a washing machine, a downstairs cloakroom, and a stable door leading to the rear garden, plus access to the garage.

Upstairs, the principal bedroom features built-in storage and plenty of natural light. Two additional generously-sized double bedrooms provide ample space for family or guests, while the family bathroom, with a chrome heated towel rail and a pristine white suite, completes the upstairs.



### Outside

The property offers a wealth of outdoor space. The paved driveway provides off-road parking for several vehicles, along with an EV charging point, and grants access to the garage with an up-and-over door. The rear garden is a peaceful retreat, mainly laid to lawn and bordered with mature trees and shrubs, while the panoramic view across the neighbouring farmland adds to the garden's charm.

### Location

Wrington is well known for its excellent facilities and amenities including a primary and playschool with secondary schooling available at nearby Churchill, which also has a modern sports complex. There are also private schools in Bristol, Sidcot, Chew Magna and Wraxall. The village is situated approximately 11 miles southwest of Bristol, with easy access to the M5 at Clevedon and St Georges (J20 and J21). Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles with journey times to London Paddington from just 112 mins. The surrounding countryside is designated an Area of Outstanding Natural Beauty and provides many opportunities for outdoor pursuits including sailing, riding and walking. (All distances/times approx.)



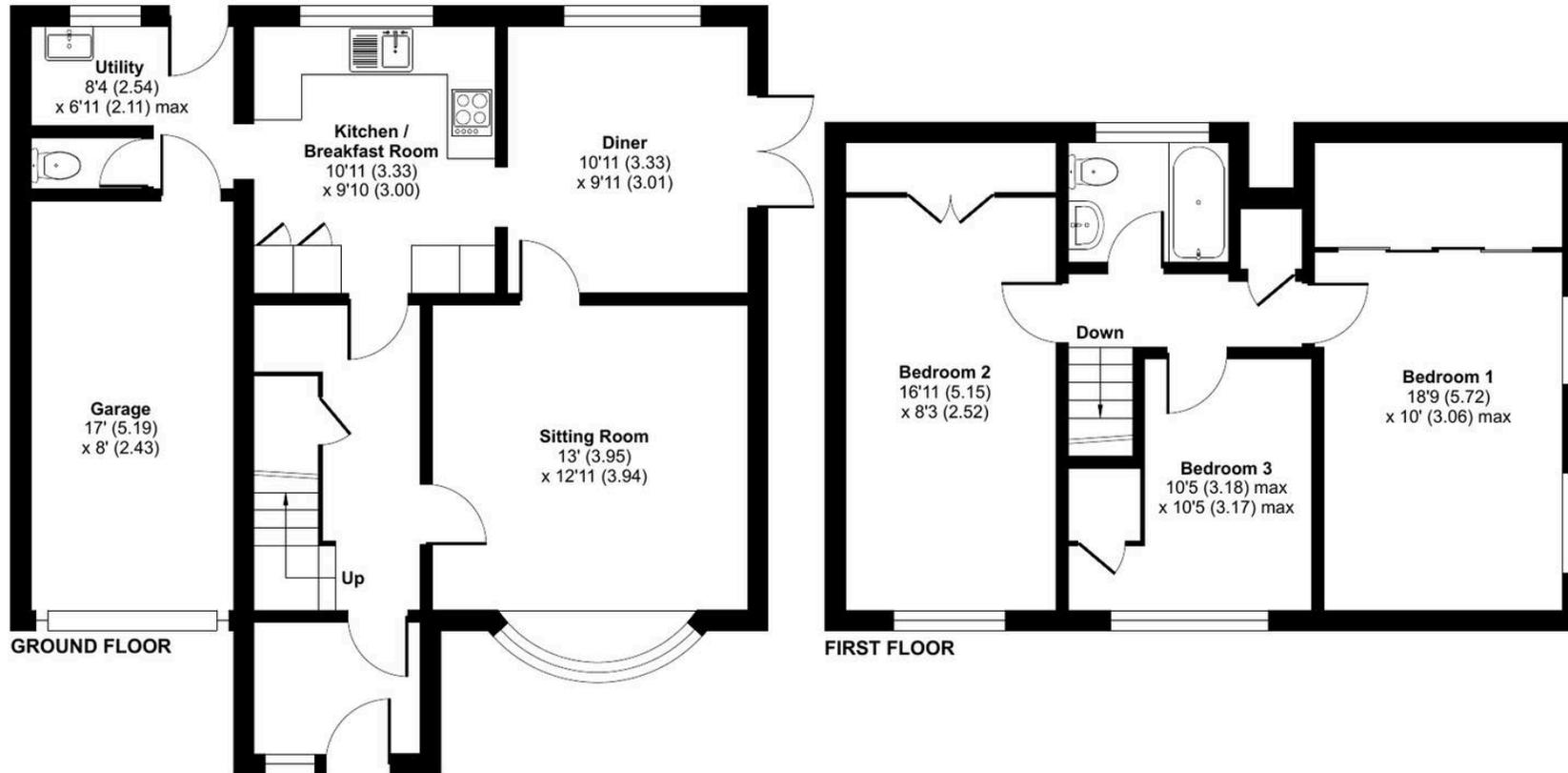
# Wiltons, Wrington, Bristol, BS40

Approximate Area = 1153 sq ft / 107.1 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1292 sq ft / 120 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). © nchecon 2025. Produced for Robin King LLP. REF: 1254773

## Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • [post@robin-king.com](mailto:post@robin-king.com) • [www.robin-king.com/](http://www.robin-king.com/)

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