



75 Muntjac Road

Langford, Bristol

A very well presented 4 bedroom home with a lovely open outlook to fields behind, garage, off street parking with easy access to Bristol and beyond.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Approx 1,167 Sq Ft Of Flexible Accommodation
- 4 Bedrooms
- 2 Bathrooms (1 en-suite)
- Large Kitchen/Breakfast/Dining Room
- Private Garden With Dining Terrace
- Backing On To Open Countryside
- Remainder of 10 Year NHBC Guarantee
- Access To M5 Within 8.5 Miles At Jct 21
- Bristol Airport 5.7 Miles
- 24 Hour Bus Service – Central Bristol 13.5 Miles
- Mainline Railway Services Within 4.7 Miles At Yatton – London Paddington From 114 Minutes

(All Distances/Times Approx)







75 Muntjac Road

Langford, Bristol

75 Muntjac Road is a recently built house nestled away in a quiet cul-de-sac with wonderful views over the surrounding countryside. With 4 bedrooms and 2 bathrooms this detached family home has been beautifully finished with a lovely soft palette of Amtico flooring with complementary fitted carpets throughout. In addition, there is a low-maintenance garden, off street parking and a garage.

This beautifully maintained family home is an ideal turnkey option for anyone seeking a high-quality, low-maintenance residence. It's ready for you to move in, unpack, and begin enjoying life right away.

A welcoming front door leads into the hallway with a cloakroom to the left. To the right is the spacious sitting room which has a lovely bay window.

To rear of the property is the kitchen/breakfast/dining room. A generously sized room, it has ample space for a large table and a fabulous contemporary Symphony kitchen featuring a thoughtfully planned range of floor and wall units, superbly offset by light-coloured Silestone worktops. Integrated appliances include a double oven, drawer, dishwasher, fridge/freezer, and induction hob.

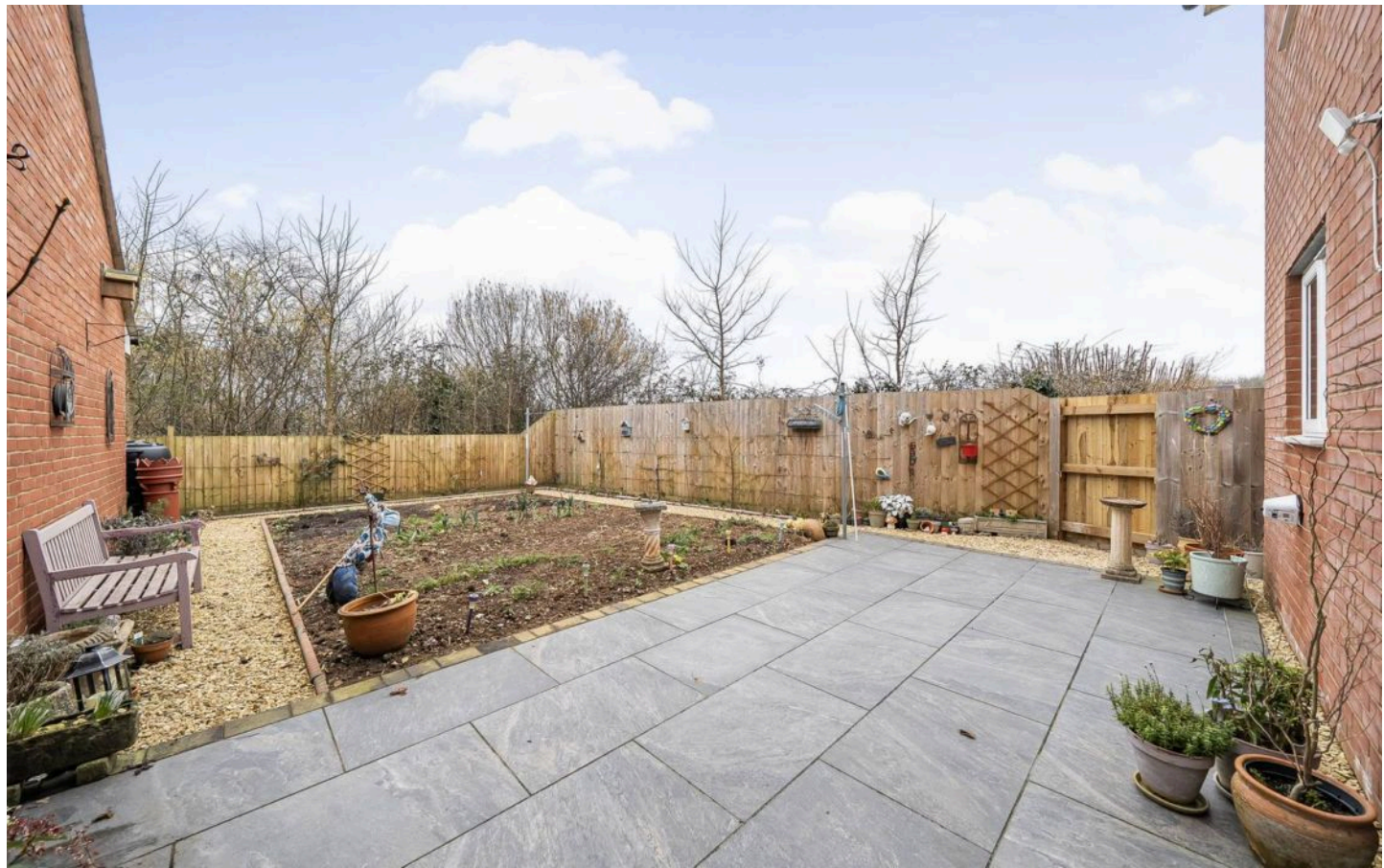
Completing the ground floor accommodation is a practical utility room with space for a washing machine and tumble dryer.



Upstairs are 4 bedrooms all decorated with crisp white walls and natural-coloured carpets. The principal bedroom features a custom-built storage system and a lovely ensuite shower room with marble tiling and Amtico flooring. There is also a matching family bathroom.

Outside – a well maintained front garden with mature shrubs and lawn complements the attractive façade of the property. To the left is a garage and off-street parking on the driveway. A side return to the right provides access to the newly landscaped rear garden which is spacious and features a high-quality patio area, ideal for outdoor dining during the summer months. Additionally, there is a well-maintained vegetable patch with surrounding pathways, which can easily be converted back to lawn if desired.

Location - Langford offers local shopping and social facilities with a more comprehensive range of shops available at the nearby villages of Congresbury and Winscombe. There is a large, modern medical practice in the village and a handy petrol station and mini-market close by. Primary schooling is available in the village and the excellent Churchill Academy and Sixth Form. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and junctions 20 and 21 of the M5 motorway each around 9 miles away for access to Bristol and beyond. Bristol International Airport is within 6 miles. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses. (All distances/times approx.) Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)



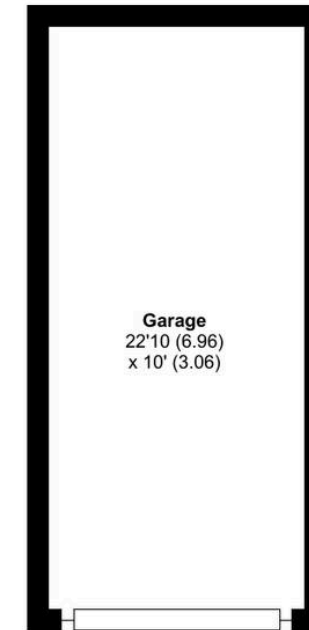
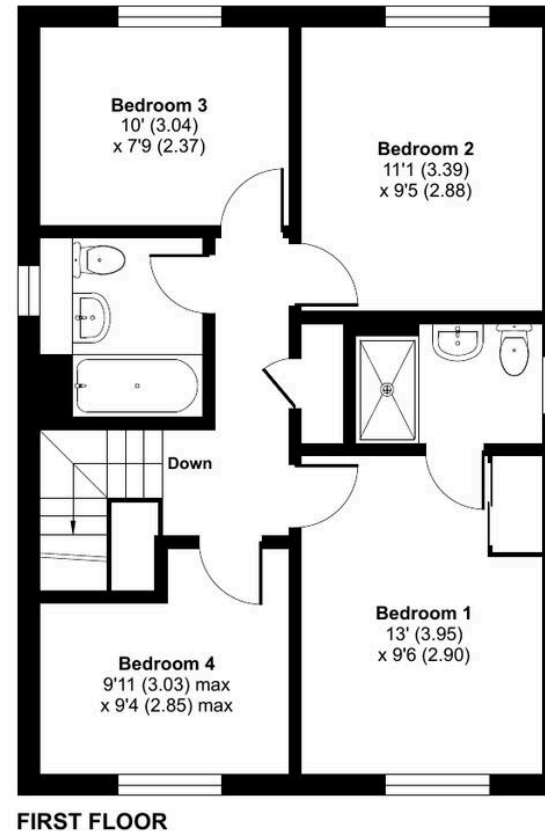
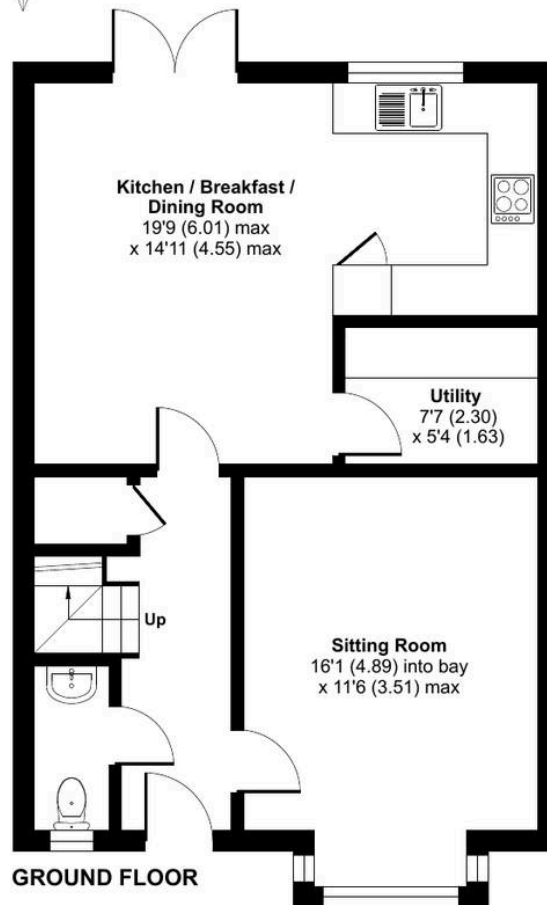
Muntjac Road, Langford, Bristol, BS40

Approximate Area = 1167 sq ft / 108.4 sq m

Garage = 229 sq ft / 21.2 sq m

Total = 1396 sq ft / 129.6 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: 1260711

Robin King

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

01934 876226 • post@robin-king.com • www.robin-king.com/

Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.