





## 4 Wrington Mead

Congresbury, Bristol

A well presented semi-detached home in the highly sought after village of Congresbury with 3 double bedrooms, garage, and off-street parking, the perfect blend of modern living and comfort in a sought-after village location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

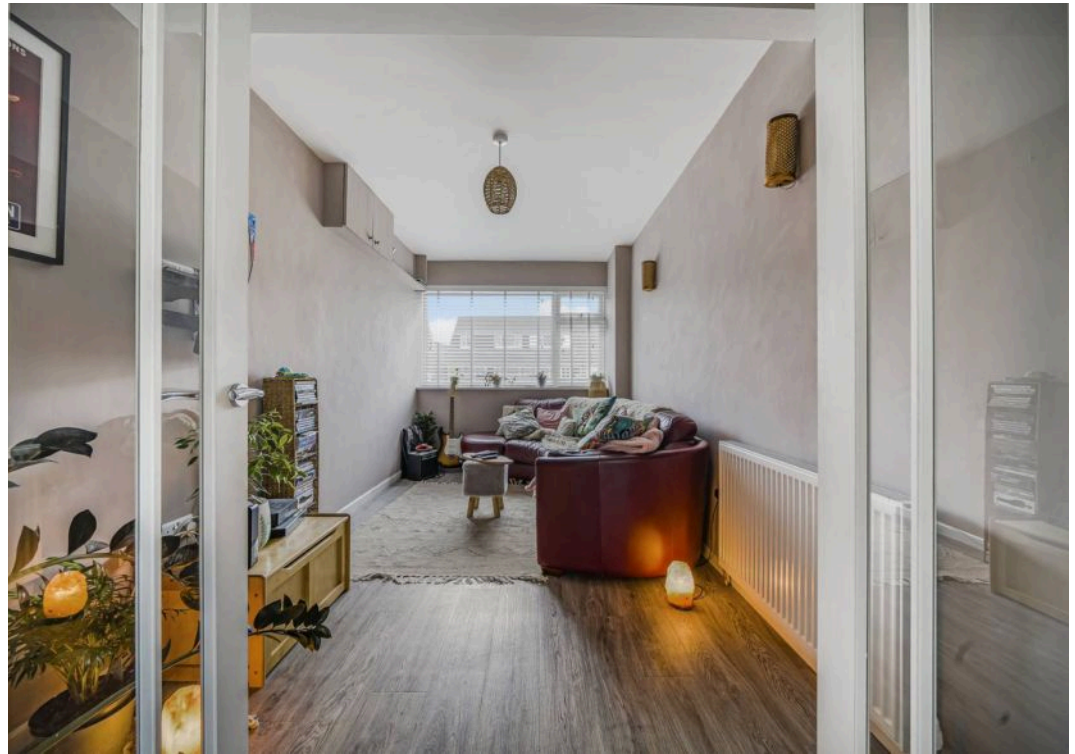
EPC Environmental Impact Rating: E

All Mains Services

- Approx 1034 sq ft of flexible family accommodation
- Open plan kitchen/diner
- Downstairs office
- Three double bedrooms
- Utility area with cloakroom
- Private enclosed garden
- Driveway parking
- Popular village location
- Within catchment area for well regarded primary and secondary schools
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)











## 4 Wrington Mead

Congresbury, Bristol

4 Wrington Mead is a delightful semi-detached property, situated in the highly sought-after village of Congresbury. Boasting three double bedrooms, this well presented home offers spacious accommodation which is ready to move into.

Upon entering, you're greeted by a welcoming hallway with stairs leading to the first floor. The Karndean flooring flows seamlessly from the hallway through to the kitchen, dining, and living areas.

To the left, you'll find the utility room, which offers space for a washing machine as well as a fridge-freezer. This room also includes a cloakroom and a pocket door leading to a generous study. A side door provides convenient access to the garden and driveway, along with sheltered storage space.

At the rear, the well-appointed kitchen features modern wall and base units, integrated appliances including an oven, induction hob, fridge, and slimline dishwasher. Patio doors open to the garden, perfect for outdoor relaxation or entertaining.

The dining area, which is part of this open-plan space, includes a log burner and a large fitted seating area with under-seat storage. Double doors lead into the cosy living room, offering a perfect retreat.

Upstairs, the property comprises three double bedrooms and a family bathroom, complete with a corner bath and a separate shower.





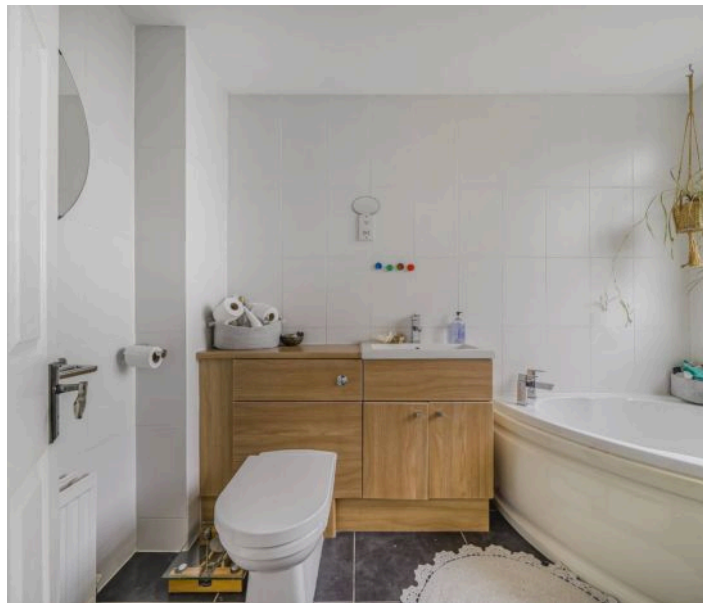
## Outside

The garden features a charming corner pergola, perfect for relaxing and enjoying the morning sunshine. Meanwhile, the patio area directly accessible from the kitchen provides an ideal space for dining al fresco and entertaining friends and family. The main garden area is beautifully designed with gravel pathways leading to a vegetable patch and colourful flower borders. The summerhouse is a real asset, offering both electricity and lighting for added convenience.

## 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.

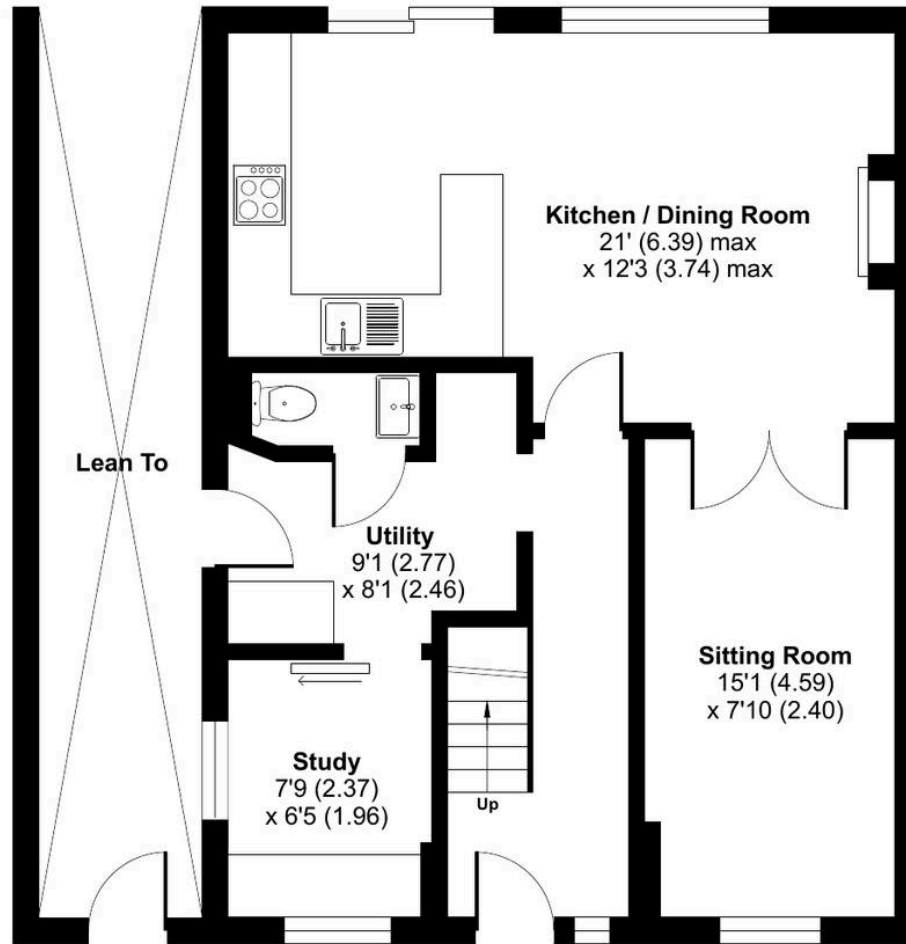
(All distances/times approx.)



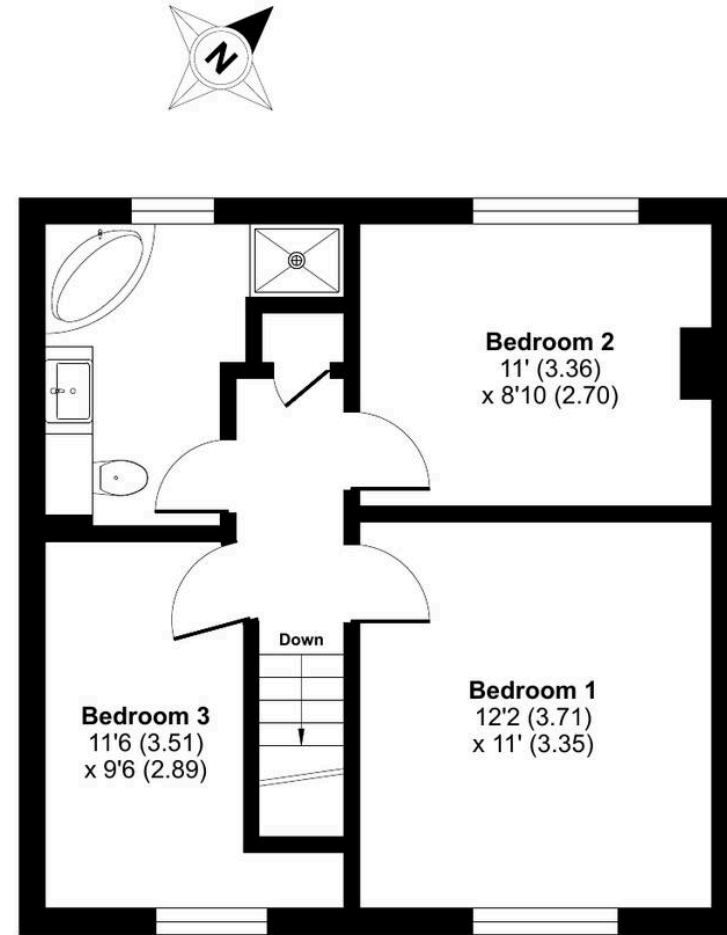
# Wrington Mead, Congresbury, Bristol, BS4

Approximate Area = 1034 sq ft / 96 sq m (excludes lean to)

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

 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: 1266210

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