



**Robin King** | Estate Agents

**11 Home Close, Wroughton**  
**£700,000**

# 11 Home Close

Wrington, Bristol

An immaculately presented detached, 4/5 bedroom family home with magnificent views to the Mendips. Set in a central village location it offers easy access to Bristol and beyond.

Council Tax band: F

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

All Mains Services

- Approx 2,001 sq ft (inc. garage) of flexible accommodation
- Immaculately presented 4/5 bedroom modern detached house
- Contemporary kitchen/dining room
- Recently built garden room with panoramic views
- Two bathrooms plus ensuite w.c. and ground floor cloakroom
- High quality finishes throughout
- Delightful cul-de-sac position just above the village school
- Double garage and driveway parking
- Delightful south facing garden and excellent far-reaching views from many rooms
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







## 11 Home Close

Wrington, Bristol

Home Close is an exceptional property that has been completely renovated and modernised by the current owners. A sympathetic refurbishment using high-quality fixtures and fittings has been paired with thoughtful, well-executed extensions—including an enlarged hallway and the addition of a garden room offering breath taking views of the Mendip Hills Area of Outstanding Natural Beauty.

With four upstairs bedrooms, two bathrooms, and generous, free-flowing reception space, this home is ideally located close to all the village amenities and is sure to attract considerable interest.

A welcoming front door opens into the extended hallway, now a practical yet elegant space. A built-in window seat with shoe storage sits opposite a dedicated area for coats, understairs storage and there is also a downstairs WC.

To the left, the first reception room offers excellent versatility. Currently used as a playroom, it could easily serve as a study, snug or occasional bedroom.

From here, you enter the kitchen/dining room, where the panoramic views immediately capture your attention. Beautifully styled, the space features a bespoke German kitchen with sleek grey units and contrasting worktops. It is well designed offering extensive drawer storage, an integrated wine cooler, dishwasher, Neff 'hide and slide' oven combo, a separate microwave with warming drawer, and space for an American-style fridge/freezer.

A spacious utility/laundry room provides additional storage and has room for a washing machine and tumble dryer, along with access to the rear garden.

Bi-fold doors lead into the garden room, a striking and airy space designed for relaxation while enjoying the stunning surroundings. A roof lantern enhances the room with natural light and adds a contemporary touch. French doors connect this space seamlessly to the terrace outside, perfect for al fresco dining or entertaining.





## GARDEN

The final reception room is the generous sitting room. With a dual aspect to both front and rear gardens, this substantial space features a granite hearth and a cosy dual-fuel burner, making it ideal for winter evenings.

A stylish glass balustrade leads upstairs to well-planned and beautifully designed accommodation. The principal bedroom enjoys the same magnificent long views over the school field behind and benefits from fitted wardrobes and an en-suite shower room.

Bedroom two features an en-suite WC and basin, whilst a chic, fully tiled family bathroom - complete with both a separate shower and bath serves the remaining two bedrooms.

## Outside

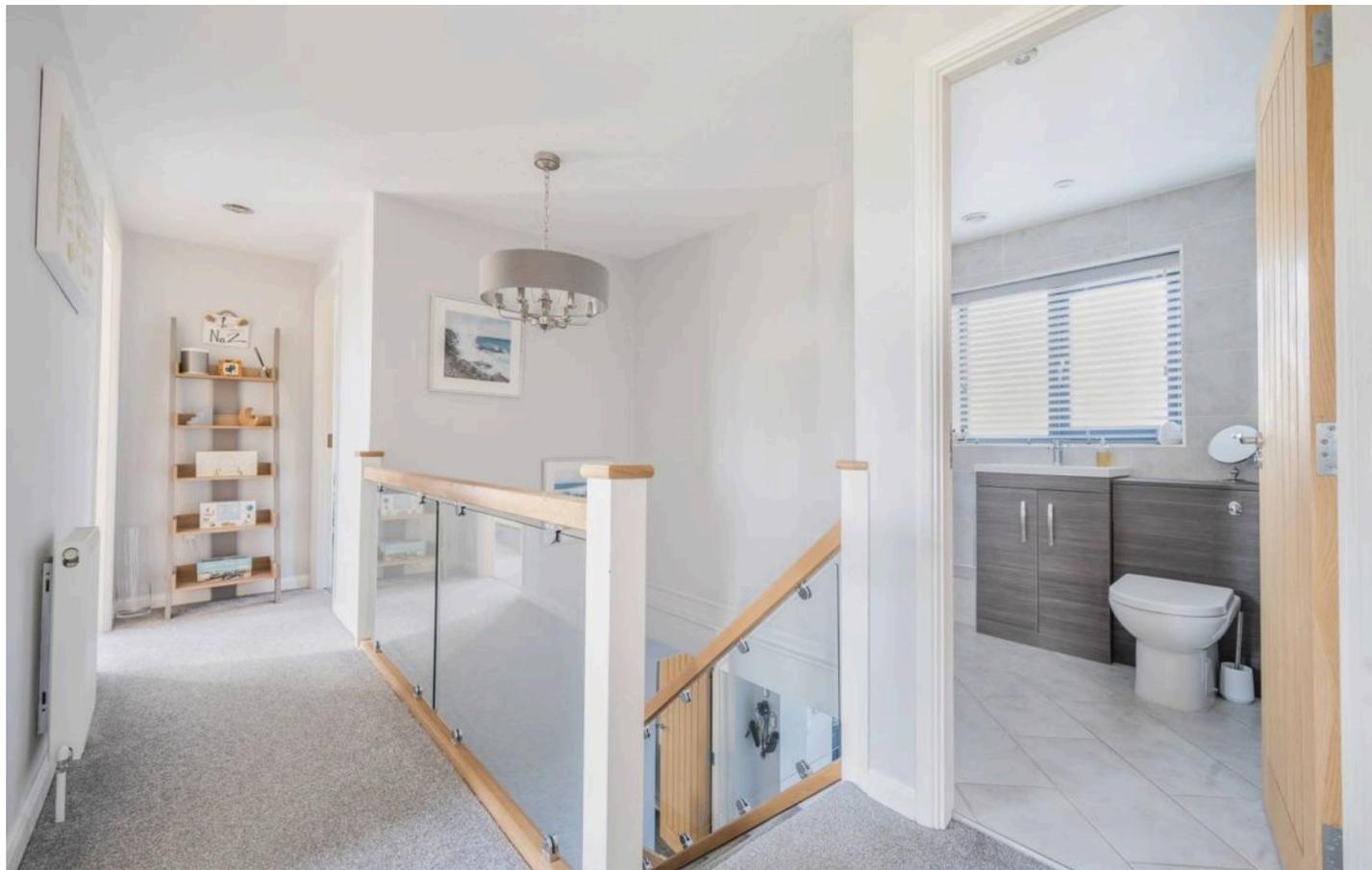
Home Close has a small, lawned area adjacent to a large driveway that offers several parking spaces, in addition to a large double garage with electric sectional roller doors. To the rear of the property, with access on both sides, is a beautifully landscaped garden. There is a lawned area, an area laid with bark chippings for a trampoline and a gorgeous mature border framed with railway sleepers. Adjacent to the house is also large terrace.



## 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.)



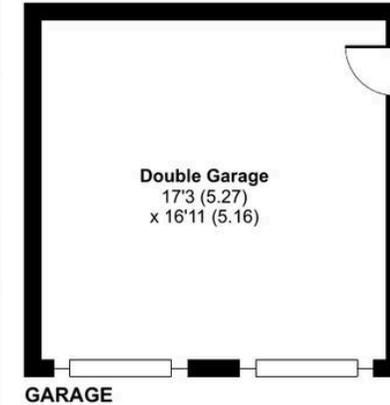
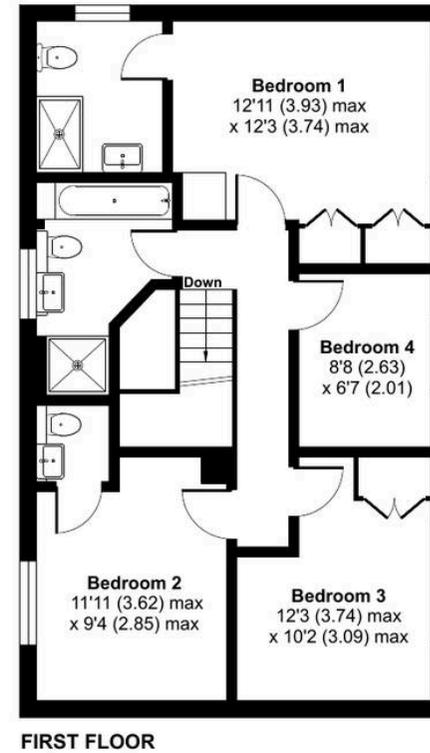
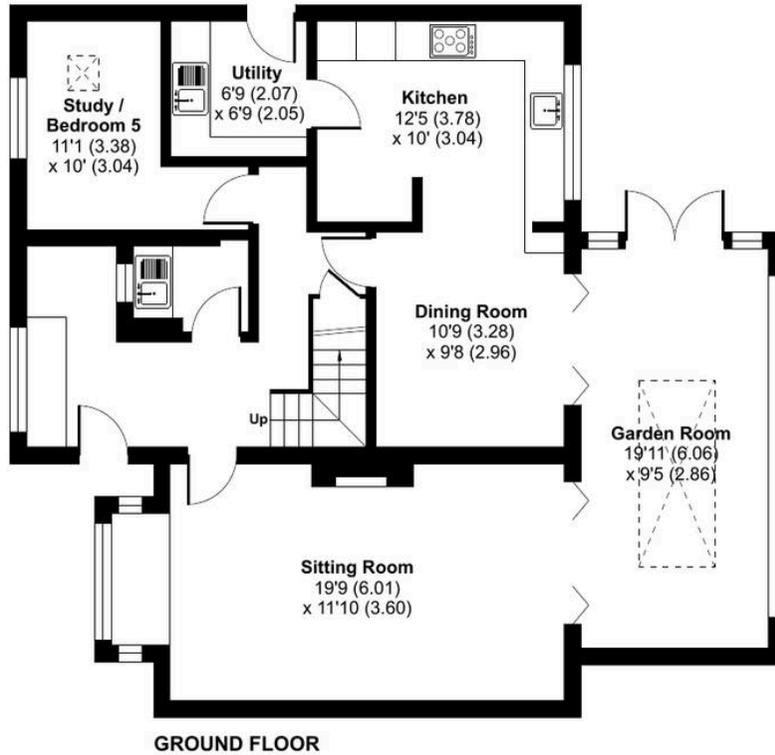
# Home Close, Wrington, Bristol, BS40

Approximate Area = 1708 sq ft / 158.6 sq m

Garage = 293 sq ft / 27.2 sq m

Total = 2001 sq ft / 185.8 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: 1271533

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