





# Greys House, Pudding Pie Lane

Langford, Bristol

A stylish, recently built five-bedroom, four-bathroom detached family home, set in a tucked-away location. It features a double garage, driveway parking, and offers convenient access to Bristol and beyond.

Services: Mains drains, electricity, water. Air source heat pump and solar panels

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

- Approx 2,224 sq ft (inc. garage) of beautifully appointed accommodation
- New build home with solar panels and air source heat pump
- 5 bedrooms, 4 bathrooms (3 ensuite)
- Immaculately presented and styled
- Large kitchen/dining/breakfast room
- 2 further reception rooms
- Garden
- In catchment for well-regarded local primary and secondary schools
- Easy access to Bristol airport/M5/mainline station at Yatton (Paddington from 112 mins).
- NO ONWARD CHAIN











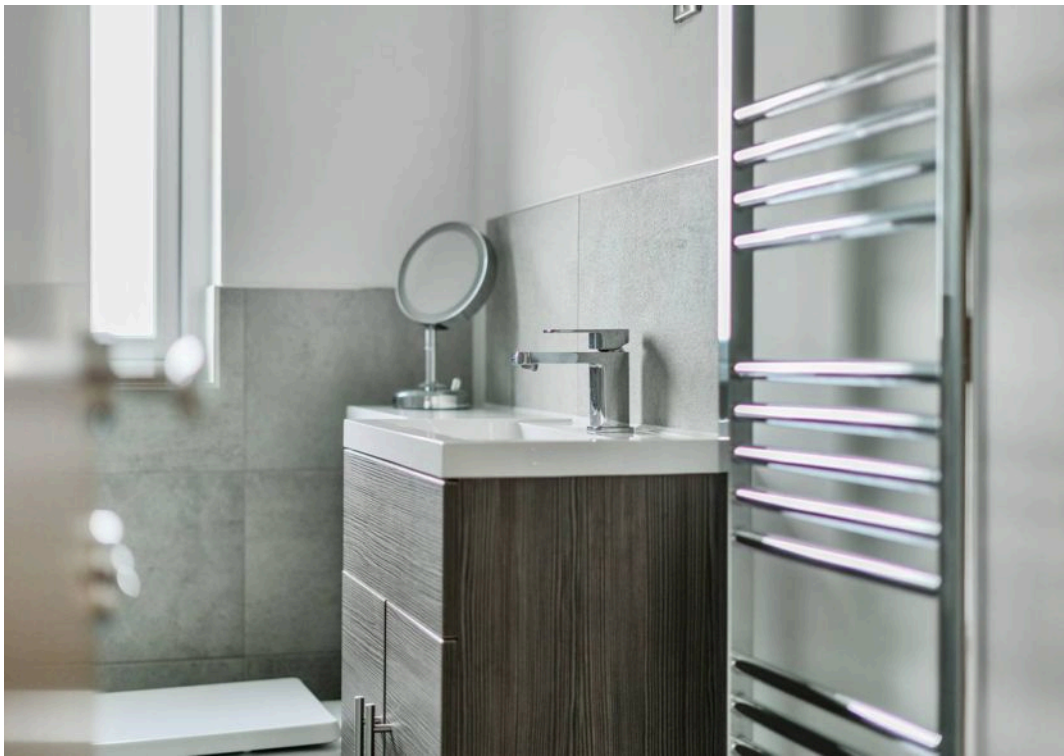
## Greys House, Pudding Pie Lane

Greys House is a beautifully designed, custom-built detached family home, constructed in 2022. This thoughtfully planned property offers versatile ground floor accommodation, including three reception rooms, along with five generously sized bedrooms and four bathrooms upstairs—three of which are en-suite. The property also benefits from a landscaped garden that includes smart composite decking directly adjoining the house, a low-maintenance lawn, and an open outlook over the surrounding area. Modern technology further elevates this home's appeal, with features such as an air source heat pump, an in-roof solar panel array, and triple-glazed aluminium-framed doors and windows—all contributing to exceptional energy efficiency, which is more important than ever.

Striking design elements enhance the interior, such as a feature fireplace in the sitting room, an impressive galleried landing, and sleek contemporary styling throughout. High-quality fixtures and fittings, including oak doors, contribute to the home's refined finish. This stylish, turnkey property is ideal for those seeking a premium, low-maintenance lifestyle—ready for you to move in, unpack, and start enjoying immediately.

### Interior

A welcoming front door opens into a spacious hallway with a convenient downstairs cloakroom and cupboard under the stairs for coats and shoes. To the left is the sitting room—a bright, elegant space enhanced by two floor-to-ceiling windows and a attractive feature fireplace with inset log burner. To the right of the hallway is a versatile second reception room, currently used as a home office, but equally suited as a snug or playroom.







At the rear of the property, the impressive open-plan kitchen/dining/living room spans the full width of the house. The kitchen is fitted with chic grey cabinetry, contrasting white worktops, and a breakfast bar. Integrated appliances include a dishwasher, induction hob, twin ovens (including a microwave and warming drawer), and there's space for an American-style fridge freezer. The dining area features French doors that open onto the decking—seamlessly blending indoor and outdoor living—with ample space for a large dining table. At the far end, a cosy living area offers a tranquil spot in which to relax.

A practical utility room completes the ground floor, with space for both a washing machine and dryer, plus access to the garage.



The upper floor is finished to the same high standard as below. There are five bedrooms, including a luxurious principal suite with fitted wardrobes and an en-suite featuring a walk-in shower. Bedrooms two and three also have their own en-suite shower rooms, while bedrooms four and five are served by a stylish family bathroom.



# Greys House, Pudding Pie Lane

## Outside

To the front, the property features a gravelled area and a brick-paved hardstanding in front of the double garage, which has an electric roller shutter door—providing ample off-street parking. At the rear, the decked terrace is ideal for alfresco dining or summer barbecues, with the remaining garden is laid with easy low maintenance lawn.

## 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.



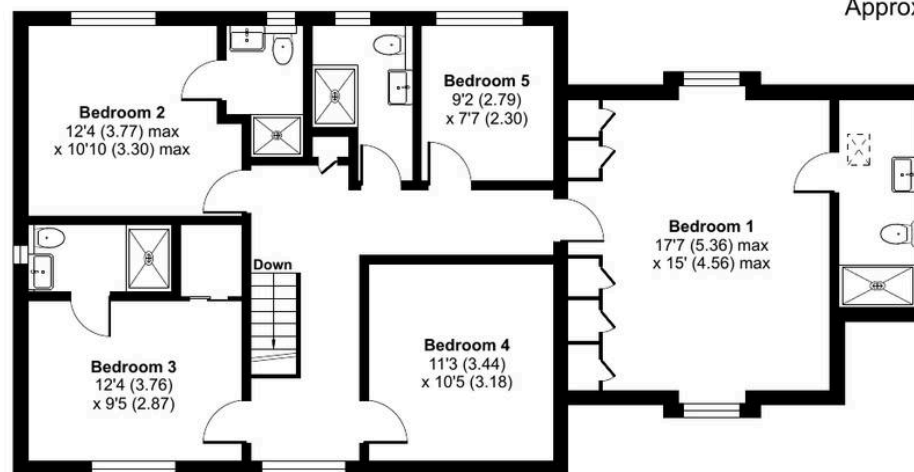
# Greys House, Pudding Pie Lane, Langford, Bristol, BS40

Approximate Area = 1827 sq ft / 169.7 sq m

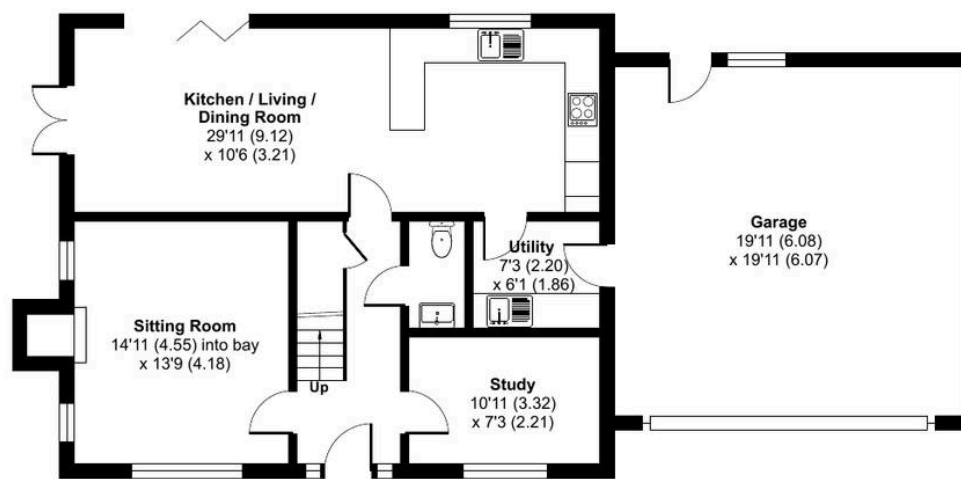
Garage = 397 sq ft / 36.8 sq m

Total = 2224 sq ft / 206.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1279798

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