



44 Broadoak Road

Langford, Bristol

A charming and spacious 4/5 bedroom detached family home set in a sought-after residential area. With generous accommodation, a versatile layout, and attractive gardens, this well-presented property offers the ideal blend of comfort and practicality.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

All Mains Services

- Approx. 1542 sq. ft. Accommodation and Garaging
- 4/5 Bedrooms
- 3 Bathrooms (2 En-Suite)
- Modern Kitchen and Separate Dining Room
- Spacious Lounge with Fireplace
- Conservatory
- Secluded Garden
- Garage and Off Street Parking
- In Catchment For Popular Primary School And Well Regarded Churchill Community And Sixth Form
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







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Nestled in a peaceful cul-de-sac just off the main Broadoak Road, this property welcomes you with a charming stone pathway leading to the front entrance. A spacious driveway offers ample parking for multiple vehicles and convenient access to a single garage.

The front door opens into a welcoming hallway with a convenient storage cupboard. Straight ahead, there is a flexible room currently used as an office but equally suited as a guest room or bedroom for a dependent relative, complete with an ensuite accessible wetroom. To the right, there is a spacious dining room and to the rear of the property is the spacious kitchen which overlooks the rear garden and includes an integrated AEG oven, ceramic hob, space for a washing machine, and room for a fridge freezer. The sitting room which features a gas fireplace with potential to reopen the chimney for a wood-burning stove, connects to a light-filled conservatory through double doors. The conservatory, in turn, opens out onto the garden, creating an excellent indoor-outdoor living space. A side door from the kitchen also offers direct access to the garden.



Upstairs, four well-proportioned bedrooms provide ample space for family living. The main bedroom benefits from its own ensuite, while three of the four bedrooms feature built-in storage. A family bathroom completes the first floor, offering further convenience for busy households.

Outside

The garden is a particular highlight of this property. To the rear, a spacious patio includes a handy area for bin storage and leads to a charming courtyard ideal for outdoor dining. The lawned garden, surrounded by mature borders, enjoys a sunny aspect and a real sense of privacy. A discreet path leads round to a hidden area with access to the garage and additional storage space. Side access to the garden adds further practicality.

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.



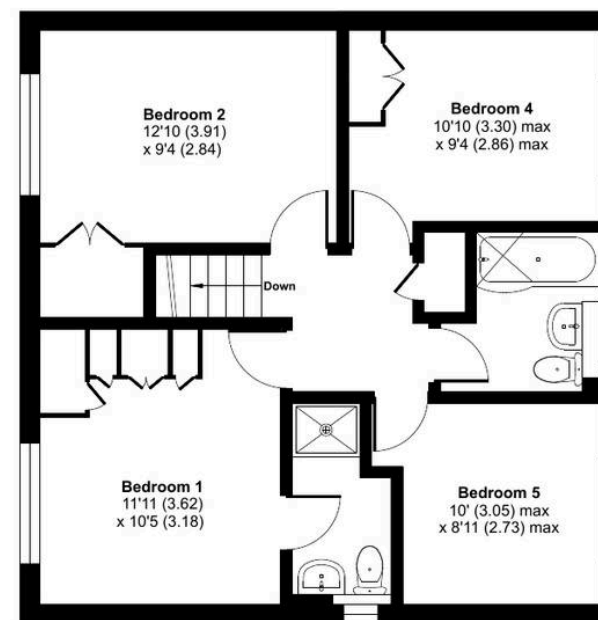
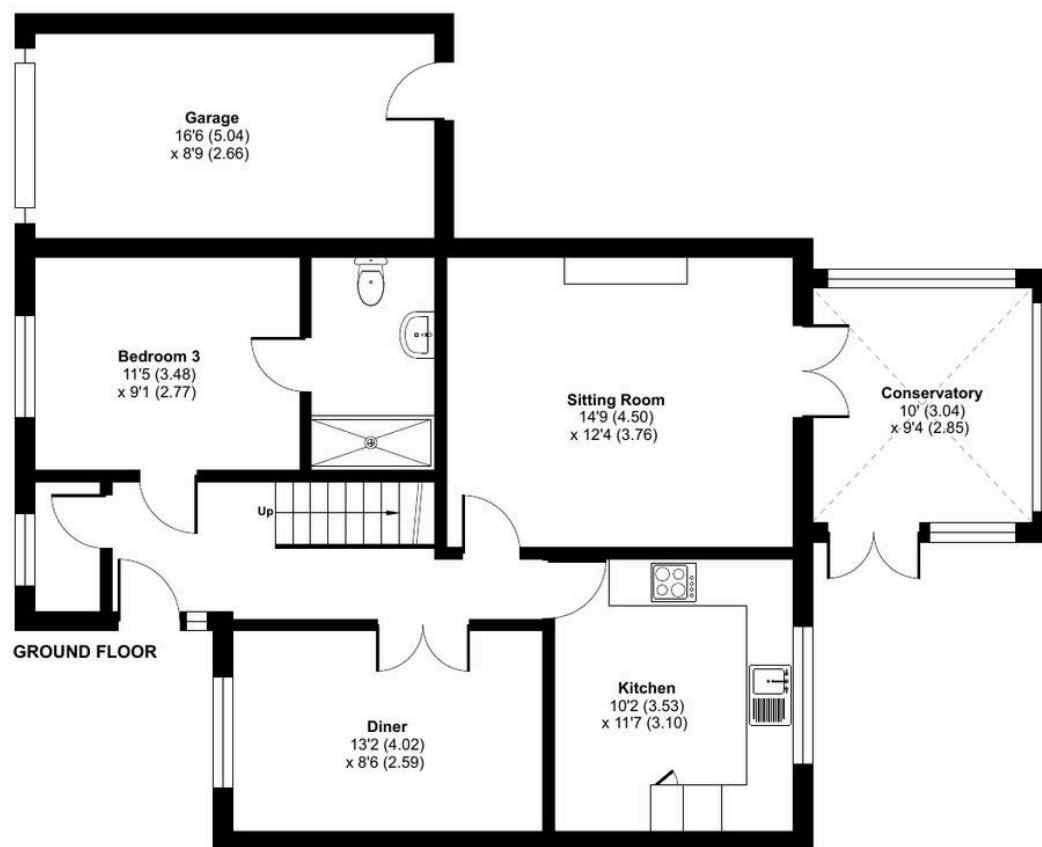
Broadoak Road, Langford, Bristol, BS40

Approximate Area = 1393 sq ft / 129.4 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1542 sq ft / 143.2 sq m

For identification only - Not to scale



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: 1280335

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