



8 Garstons Close

Wrington, Bristol

Tucked away in a peaceful and highly desirable cul-de-sac, this charming and spacious four-bedroom family home is set well back from the road, enjoying excellent privacy thanks to a generous front garden. Offering a perfect blend of character features and modern convenience, the property is ideal for growing families or those seeking versatile living space both inside and out.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Approx. 1198 sq.ft accommodation and garaging
- Four bedrooms
- Spacious kitchen/diner with Belfast sink
- Light-filled dual-aspect living room with French doors to garden
- Downstairs cloakroom and large under stairs storage
- Utility room with external access to side alley
- Detached garage with lighting and power
- Gorgeous front and rear gardens
- New Worcester combi-boiler
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







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An inviting entrance hall welcomes you into the home, with a spacious storage cupboard to the left, ideal for coats, shoes, and everyday essentials.

To the right, a bright and airy dual-aspect living room boasts French doors opening onto the rear garden, perfect for relaxing or entertaining.

Straight ahead from the hallway lies the generous kitchen/diner, complete with stylish fitted units, a classic Belfast sink, electric oven with gas hob, and a quarry tiled floor. The dining area easily accommodates a large table and chairs, ideal for family meals or dinner parties.

A door leads into the utility room, providing practical space for a washing machine, tumble dryer, dishwasher, and fridge/freezer, along with additional cupboards. A door from here gives access to a side alley with space for bins and a secure gate to the front garden.

The ground floor also benefits from a cloakroom and large under stairs storage space.

Upstairs, you'll find four well proportioned bedrooms, including three doubles and a versatile single room, ideal as a study or nursery. The master bedroom features fitted wardrobes, a large window flooding the room with natural light, and attractive stripped floorboards.

The family bathroom includes a bath with shower over, a window and Velux skylight, and a step-down bath area for added character. An airing cupboard on this floor houses a brand new Worcester combi-boiler, ensuring reliable and efficient heating.





Outside

The attractive front garden features established flower borders and leads to a peaceful courtyard garden area in front of the house, offering a tranquil space to relax.

The rear garden is a true highlight, with paved patio areas for outdoor dining, a lawn bordered by colourful flower beds and mature shrubs, a natural pond, and a greenhouse for keen gardeners.

The property also includes a car charging point and a detached garage with double doors, lighting, and electrics—ideal for storage, a workshop, or secure parking.

Location

Wroughton 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.





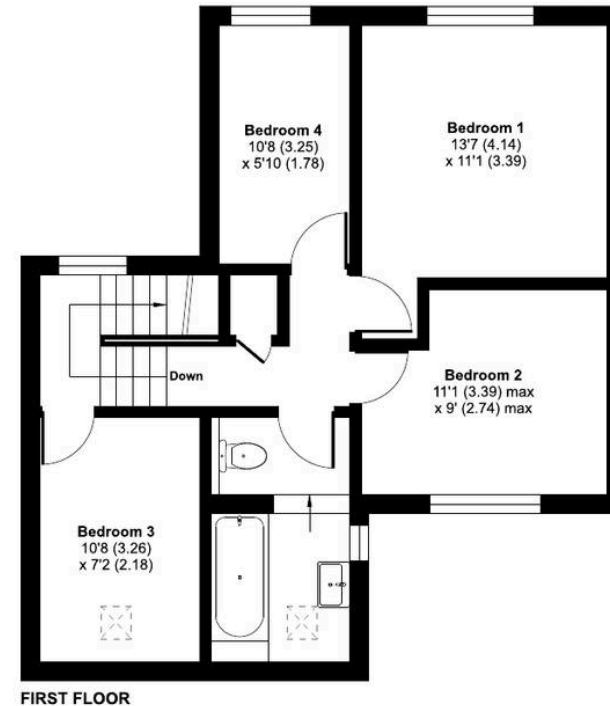
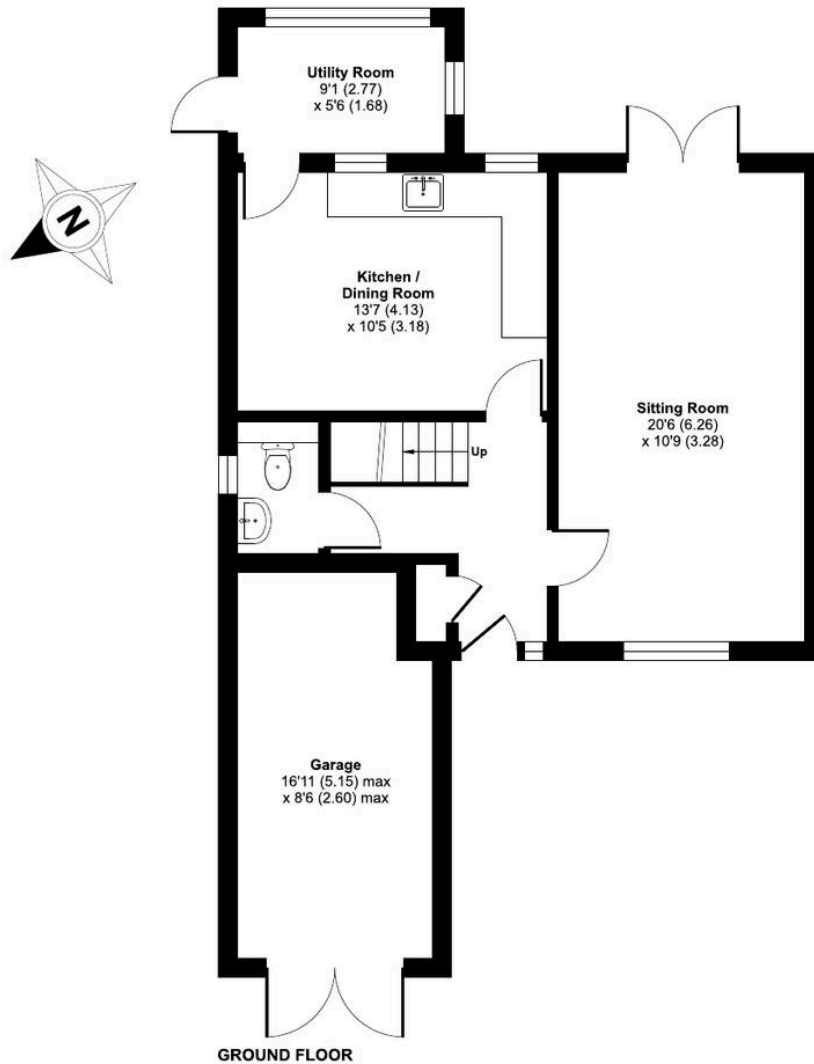
Garstons Close, Wrington, Bristol, BS40

Approximate Area = 1060 sq ft / 98.4 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1198 sq ft / 111.2 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). © nichcom 2025. Produced for Robin King LLP. REF: 1288566

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