



27 Rowan Way

Langford, Bristol

Delightful 4/5 bedroom home with pretty frontage, well-maintained gardens, spacious living areas, stylish kitchen, beautiful rear garden, and off-road parking for three cars.

Council Tax band: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

All Mains Services

- Approx. 1629 sq. ft. Accommodation and Garaging
- Modern Kitchen and Separate Dining Room
- Conservatory
- Garage and Off Street Parking
- 4/5 Bedrooms & 2 Bathrooms (1 En-Suite)
- Spacious Lounge with Bay Window
- Secluded Garden
- 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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Set behind a pretty frontage, this delightful home welcomes you with well-maintained flower borders and a paved patio area leading up to the front entrance. A convenient sliding door opens into a porch, ideal for removing coats and boots, before stepping into the main hallway, which is finished with stylish hardwood flooring.

To the left of the hallway is a second reception room, ideal as a study, playroom or snug, offering a flexible space to suit a variety of needs.

To the right of the hallway, you'll find a spacious living room featuring a walk-in square bay window that fills the space with natural light. A Jetmaster open fire provides a cosy focal point, perfect for colder evenings. Double doors lead into the dining room, which connects both to the conservatory and the kitchen. The conservatory is a generously sized and beautifully presented space, complete with underfloor heating and lovely views across the garden, perfect for year-round enjoyment.

The kitchen can be accessed either from the hallway or through the dining room, providing a practical flow to the layout. It is fitted with classic white shaker-style units and solid wood worktops, enhanced by a double oven, large induction hob, integrated dishwasher, and integrated fridge, with additional space for a freestanding fridge freezer. A large understairs cupboard provides practical storage. From the kitchen, a door leads into a utility room with matching units and worktops, space for a washing machine, and access to the garage.



The garage is equipped with power and lighting, and features a door to the rear garden, ideal for taking the bins out without going through the house. A useful cloakroom completes the downstairs accommodation.

Upstairs, there are four well-proportioned bedrooms, including two generous doubles. The main family bathroom, currently accessed via Bedroom 3, includes a bath with shower over, WC, and wash basin. This arrangement could be easily reconfigured to allow access from the landing if preferred. The master bedroom benefits from a full wall of fitted wardrobes and a modern en-suite with a large walk-in shower, WC, and wash basin.

Outside

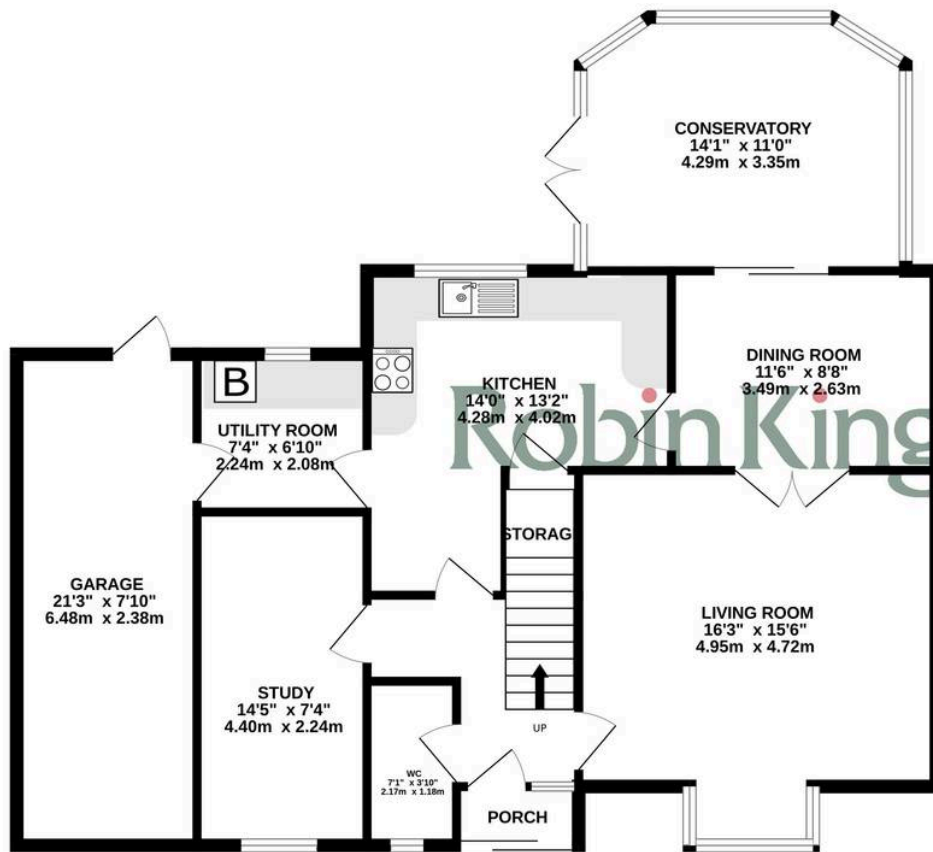
The rear garden is a true highlight of the property, beautifully landscaped with established shrubs, a pergola providing a shaded seating area, and a spacious paved patio, ideal for outdoor dining and entertaining. It offers a peaceful and private retreat with a lovely outlook. To the front, the property benefits from a driveway providing off-road parking for up to three cars.

Location

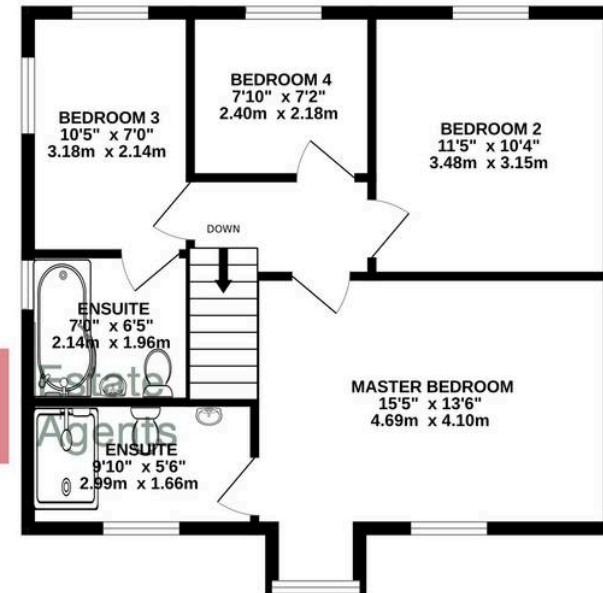
Langford offers local shopping and social facilities with a more comprehensive range of shops available at the nearby villages of Congresbury and Winscombe. There is a large, modern medical practice in the village and a handy petrol station and mini-market close by. Primary schooling is available in 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.



GROUND FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1629 sq.ft. (151.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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