



Stanyan Bristol Road

Langford, Bristol

A bright and spacious four bedroom detached home with generous living areas, modern shaker kitchen, large family room, private garden, double garage and long driveway, set back from the road in a well connected location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

Mains Water, Sewerage, Oil Heating

- Approx. 1722 sq. ft. accommodation and garaging
- Spacious four bedroom detached home
- Bright sitting room and large family room
- Modern shaker style kitchen with utility
- Principal bedroom with en-suite
- Four double bedrooms
- Private, well sized rear garden
- Double garage and driveway 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







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Set back from the road and enjoying a private approach, this well presented home offers bright, spacious and flexible accommodation arranged over two floors.

A smart glazed door opens into a useful porch with space for coats and shoes, leading through to the main hallway where warm wooden flooring creates an inviting first impression. From here, a door to the left leads into a bright and well proportioned sitting room, filled with natural light from a large front facing window and offering a comfortable space to relax.

Double doors connect the sitting room to a generous family room/dining room, a standout feature of the home. This impressive space is ideal for both everyday living and entertaining, with room for a large dining table, alongside additional seating or play/office areas. A wide window and sliding/tilting patio doors flood the room with natural light and provide seamless access to the rear patio, making it perfect for summer gatherings.

From the family room, a door leads into the modern, tasteful shaker style kitchen, well equipped with a double oven/microwave combination, electric hob, dishwasher and space for a fridge-freezer. The kitchen itself is spacious enough to accommodate a breakfast table and chairs, offering a second informal dining area. The kitchen is also conveniently accessed directly from the hallway, ensuring excellent flow throughout the ground floor.

A side door offers external access, and an internal door leads to the utility room with fitted cupboards, a sink and space for laundry appliances. A conveniently located cloakroom completes the ground floor.





Upstairs, the property offers four double bedrooms. Two rooms benefit from a full wall of fitted wardrobes, while the principal bedroom enjoys its own generous en-suite comprising a bath, separate shower cubicle, WC and wash basin. The remaining bedrooms are served by a well-appointed family bathroom featuring a bath with shower over, vanity unit sink and WC. A useful airing cupboard completes the first floor accommodation.

Outside

Directly outside the family room is a patio area ideal for outdoor dining or morning coffee. The rear garden is a good size and enjoys a sense of privacy, with a large lawn, mature shrubs and trees, and an additional patio space at the top of the garden, partially screened by planting, perfect for relaxing or entertaining. There is also access to the rear of the double garage, which benefits from lighting and power, as well as side access to the front. To the front, the property features a long driveway with space to turn near the house, lawned areas and established trees that provide attractive screening from the road. There is scope to increase the size of the driveway if desired. A useful EV charging point is also in place.



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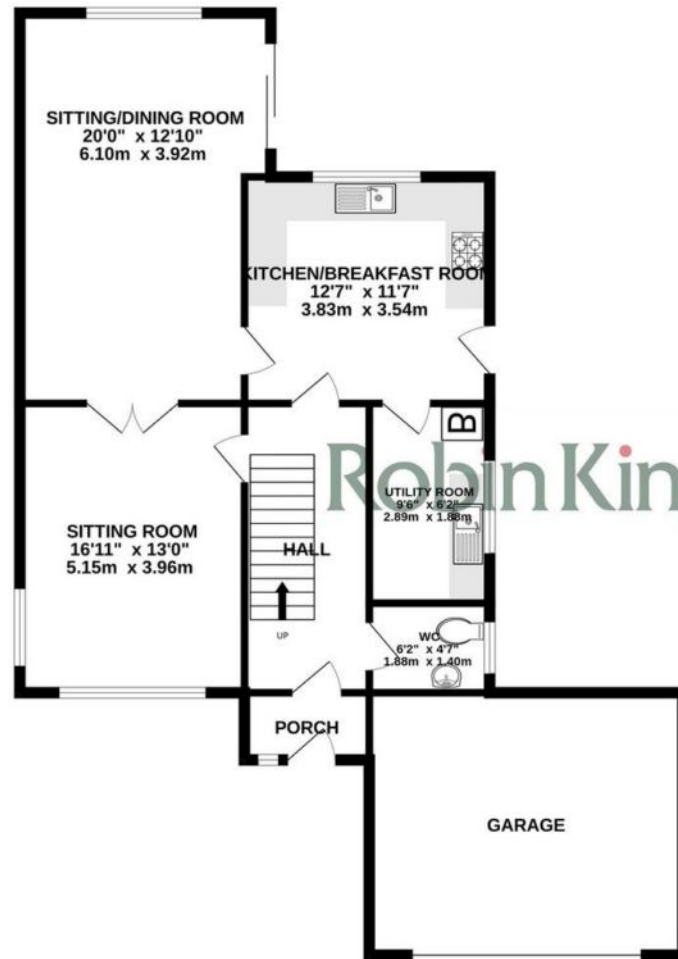
Location

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. (All distances/times approx.)





GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1500sq.ft. (139.4 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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