



OATLANDS LODGE, WRINGTON HILL, WRINGTON, BRISTOL, BS40 5PL

Detached stone built single-storey home with style and quality

Close to Wrington village, yet in a semi-rural location

Sitting in a plot of approaching ¼ of an acre

Spacious accommodation of approximately 1,780 sq ft

Welcoming reception hall

Stunning sitting room with vaulted ceiling

Sociable dining room, open to the stylish kitchen

Master suite with dressing room and large shower room

Second double bedroom, also with ensuite facilities

Main bathroom

Garage with storage above – potential to convert to further living accommodation, if required (subject to p.p)

Private and enclosed gardens

Oatlands Lodge has been built to a high standard and was converted from a former stone barn in the early 1990's and sits in a fabulous semi-rural location close to Wrington village. It offers a country lifestyle, without being isolated and there are some neighbouring properties nearby creating a community feel. Wrington village is just over a mile away with its shops and pubs offering a good range of facilities.

The reception hall is a beautifully light entrance into the property and has a welcoming feel. There is engineered oak flooring and views out on to the garden plus access to a covered lean-to storage area along the rear of the property. Just off the hall is a utility/cloakroom with plumbing for washing machine, space for tumble dryer, wash hand basin and W.C.

To the left of the hall is a truly impressive room with a vaulted ceiling opening up to the full ridge height with exposed beams emphasising the character of this lovely home. There are triple aspect views including French doors on to the patio. To one end is a brick plinth fireplace with a woodburning stove.

The dining room is off the hall and is a very sociable space just off the kitchen, which is fitted with a range of white gloss units with granite worktops over and an integrated oven.

An inner hallway, off which is an airing cupboard, leads to the 'bedroom wing', which comprises a superb master suite with floor to ceiling window overlooking the garden and comprises a spacious double bedroom with a dressing room and luxurious en-suite shower room which has underfloor heating.

The second bedroom is also a large double with the benefit of an ensuite shower room and there is also a stylish main bathroom.



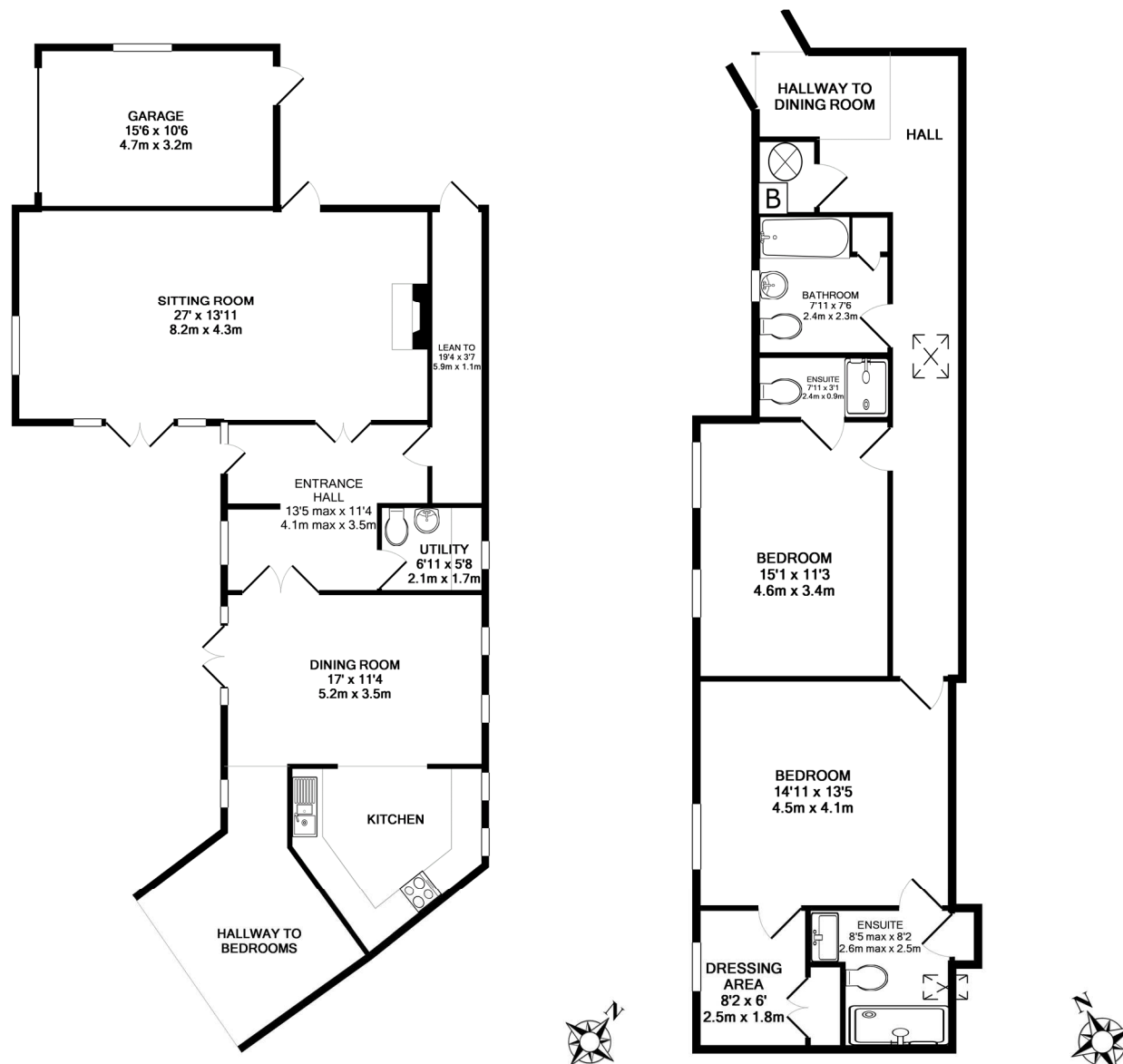


There is parking for 2-3 cars plus a garage which adjoins the property with potential to be converted into extra living accommodation (subject to p.p.). Above the garage is a boarded loft space which is great for storage. Wrought iron gates lead you into the gardens which sit to the front of the property and are very private, with a patio and lawned area which are perfect for entertaining. A further higher level of garden is lawned and affords views across farmland.

Wrington 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 good private schools in Bristol, Sidcot, Chew Magna and Wraxall. The village is situated approximately 11 miles south west 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.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



TOTAL APPROX. FLOOR AREA 1780 SQ.FT. (165.4 SQ.M.)

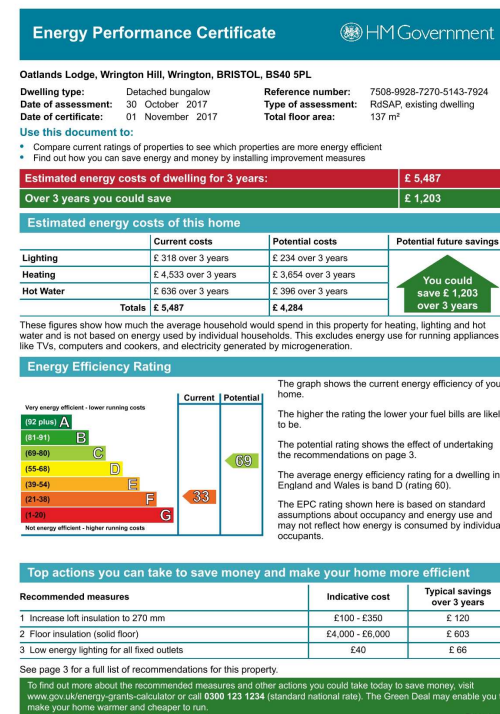
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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DIRECTIONS from Robin King's office in Congresbury, turn right on to the A370 towards Bristol. Continue into the village of Cleeve, then take the right turn into Cleeve Hill Road. Carry on up Wrington Hill, through the Bluebell Wood, turn right on to a lane and the entrance to the property will be found immediately to the left. (The rear of the property is visible from Wrington Hill).

SERVICES – LPG central heating, septic tank drainage, all other mains services.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band F £2,430.54 (2018/19) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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