



61 Broadoak Road

Langford, Bristol

A well-presented 3-bedroom detached home with a double garage, offering potential to adapt part of the garage for additional accommodation. Set in a quiet Langford cul-de-sac with a south-facing garden and great access to Bristol.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

All Mains Services

- Approx. 1413 sq. ft. accommodation and garaging
- Modern kitchen/diner
- Conservatory with heating
- Double garage and off street parking
- 3 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







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This well-presented detached home offers spacious and versatile accommodation, including three generously sized bedrooms and two bathrooms (one en-suite). Tucked away in a quiet position in the heart of the popular village of Langford, the property also benefits from a double garage and a fully enclosed, garden, ideal for those seeking a peaceful village lifestyle with excellent local connections.

The front door opens into a welcoming hallway providing access to the main living areas of the home. To the right, a door leads into the spacious kitchen/diner, fitted with a range of light-coloured wall and base units offering ample storage. Integrated features include a single oven and electric hob, with space provided for a freestanding fridge and dishwasher. From the kitchen, a door opens into a separate utility room, complete with matching units and worktops, space for a washing machine, and access to the rear garden. Double doors from the kitchen lead into a generously sized conservatory, beautifully presented and has potential to be a dining space, sitting area or garden room. The conservatory also has a radiator ensuring it is useful space all year round. Also accessed from the hallway is the main living room – a light and airy space enhanced by a walk-in square bay window and French doors that open onto the rear garden, creating a seamless flow between indoor and outdoor living. A convenient downstairs cloakroom completes the ground floor accommodation.



Upstairs, the property boasts three well-proportioned bedrooms, including two generous doubles. The master bedroom benefits from fitted wardrobes and a modern en-suite shower room, comprising a shower enclosure, WC, and wash basin. The remaining bedrooms are served by a family bathroom featuring a white three-piece suite.

Outside

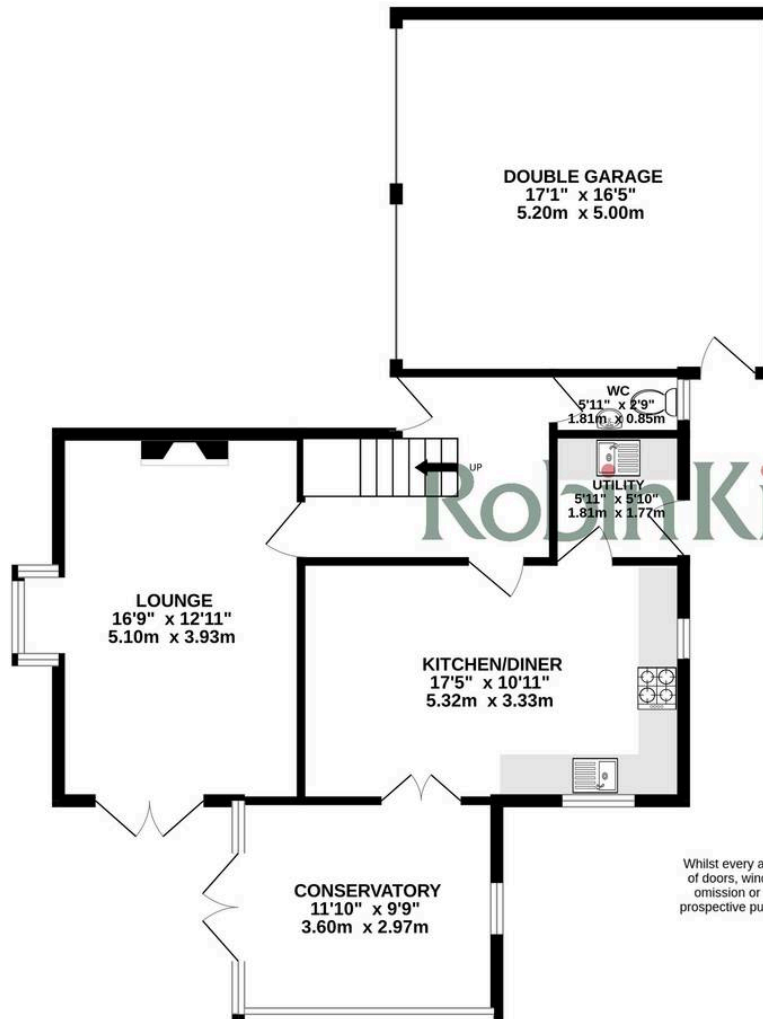
To the rear, the garden offers a peaceful and private setting with established shrubs and a spacious paved patio—perfect for outdoor dining and entertaining. To the front, the property features a driveway providing off-road parking and access to a double garage, complete with power and lighting, as well as a rear access door to the garden.

Location

Langford offers local shopping and social facilities, with a more comprehensive range of shops available in the nearby villages of Congresbury and Winscombe. The village lies in close proximity to the Mendip Hills, an Area of Outstanding Natural Beauty, providing excellent opportunities for outdoor pursuits such as walking, riding, and cycling. 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, along with 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, offering access to Bristol and beyond. Bristol International Airport is within 6 miles. The village of Yatton (approximately 4 miles away) has a mainline railway station with direct services to London. The surrounding countryside also offers activities such as sailing, fishing, and golf. (All distances/times approx.)



GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.2 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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Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

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