



Lowood
Ropers lane, Wroughton
£1,150,000

An exceptional five bedroom detached contemporary house that has been completely remodelled, refurbished and enhanced over recent years to create what is now a superb bespoke family home situated in one of Wroughton's most desirable roads.



- Exceptional detached contemporary home
- Situated on one of Wrington's finest roads
- Five bedrooms/three bathrooms/ including master en-suite
- Beautiful panoramic views over the village towards the Mendip Hills
- Stunning designer kitchen/dining room that links through to a superb family room



- Separate dual aspect living room with stunning views
- Double garage plus parking for at least four vehicles
- Close to the excellent local amenities including primary school, village store, public houses and café



Lowood is a striking contemporary home that occupies a privileged south facing position, on well-regarded Ropers Lane in Wrington. The property's superb, elevated position affords it exceptional views over the undulating roof tops of the village homes towards the spectacular Mendip Hills in the distance.

Once a modest bungalow on an incredibly generous plot, our current owners have completely transformed the property over the past decade to create what is now a spacious and light filled home with a free-flowing internal footprint with incredible views from many rooms. The accommodation which is perfectly suited to family life extends to nearly 2700 sq ft and features large reception rooms, versatile sleeping accommodation with as many as five bedrooms spread across the ground and first floor, an exceptional designer kitchen, luxurious bathrooms, a handy utility room, separate cloakroom and an impressive entrance hallway.

The internal accommodation is complemented by a beautiful south facing rear garden which enjoys a high degree of privacy and a spectacular outlook, to the front of the house is a neat level lawn which elevates the house away from the lane, the front lawn is incredibly usable and has equally impressive views towards Wrington Hill.



Approaching the property from Wrington Lane, the whitewashed modern exterior of the house cuts a striking first impression, to the front is a generous brick paved driveway that is flanked by handsome stone walls to either side. The driveway provides off road parking for a good number of vehicles and also leads to an integrated double garage.

A small number of steps rise up outside the house to an Oak framed open porch and a door leading into the property. Stepping into the reception hallway you get your first impression of the grand scale of the house and its clean, crisp interior. The hallway features a beautiful oak floor, with oak doors leading to all rooms and an impressive oak staircase with glazed balustrade that rises to the first floor. There is a handy ground floor shower room and separate cloak room.

To the left of the hallway is a stunning dual aspect lounge from which you get your first glimpses of the breath-taking views over the Wrington Vale.

Central to the ground floor is a second impressive reception room which is currently used as a family/sitting room and benefits from almost wall to wall bi-folding doors that lead out to a wonderful, raised terrace. From the sitting room discrete pocket doors flow through to the kitchen/dining room, a beautiful contemporary room with sleek modern units and numerous integrated appliances, including eye level ovens, induction hob, dishwasher and fridge/freezer. Under pelmet lighting, ceramic tiles to the floor and feature upright radiators add more quality to the room along with an impressive island/breakfast bar unit, perfect for informal dining or those who love to cook and entertain. As with all the ground floor rooms the views out over the garden are sublime and absolutely make the most of the properties privileged position.





To the rear of the kitchen lies a useful, well-appointed utility room with a side access door to the garden.

Two of the properties five double bedrooms can be found on the ground floor making them versatile rooms that could also be utilised as home offices/studies or be perfect for visiting or dependent relatives. Moving onto the first floor you will find a further two doubles to the front of the house which look out towards Wrington Hill and finally, the principal bedroom suite which features a walk in dressing room, stunning en-suite shower room and a large window taking in the panoramic rural views.

Outside: As previously mentioned, the front garden is laid to a level lawn with laurel hedge to the perimeter, there are raised borders and a terrace area to the front of the porch. The rear garden is a fantastic size and enjoy a due south aspect with superb views out across the village to the Mendip Hills beyond. Outside the house a large, raised terrace spans the full width of the house and can be accessed from the sitting room, family room and breakfast kitchen, through bi-fold doors. The garden is laid to lawn with planted borders and interspersed with trees and mature beech hedgerow in which is an archway giving access to a lower area, ideal for concealing a kitchen garden and compost bins. Fruit trees include apple and there is a timber garden shed and a lock up store.



Situation: Situated with good access to local amenities and surrounded by beautiful countryside, Wrington (www.wringtonsomerset.org.uk) is the jewel in the crown of the Wrington Vale and one of the most sought-after villages in North Somerset. Picturesque with a lengthy and interesting history, it benefits from facilities usually reserved for a larger town, including two pubs (one with an excellent restaurant), church and a chapel, a primary school (awarded 'Outstanding' by Ofsted), post office, public transport, garage, pharmacy, dentist, coffee shop, grocery shop, off licence/convenience shop and even two florist/gift shops (one in the village centre and one on the outskirts). Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk). Further schools, both state and private, are at Bristol, Backwell, Wraxall and the Chew Valley. The area around is well known for its beauty and offers a variety of community pursuits. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village itself is within commuting distance of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lutgate and a mainline railway station at Yatton.





Lowood

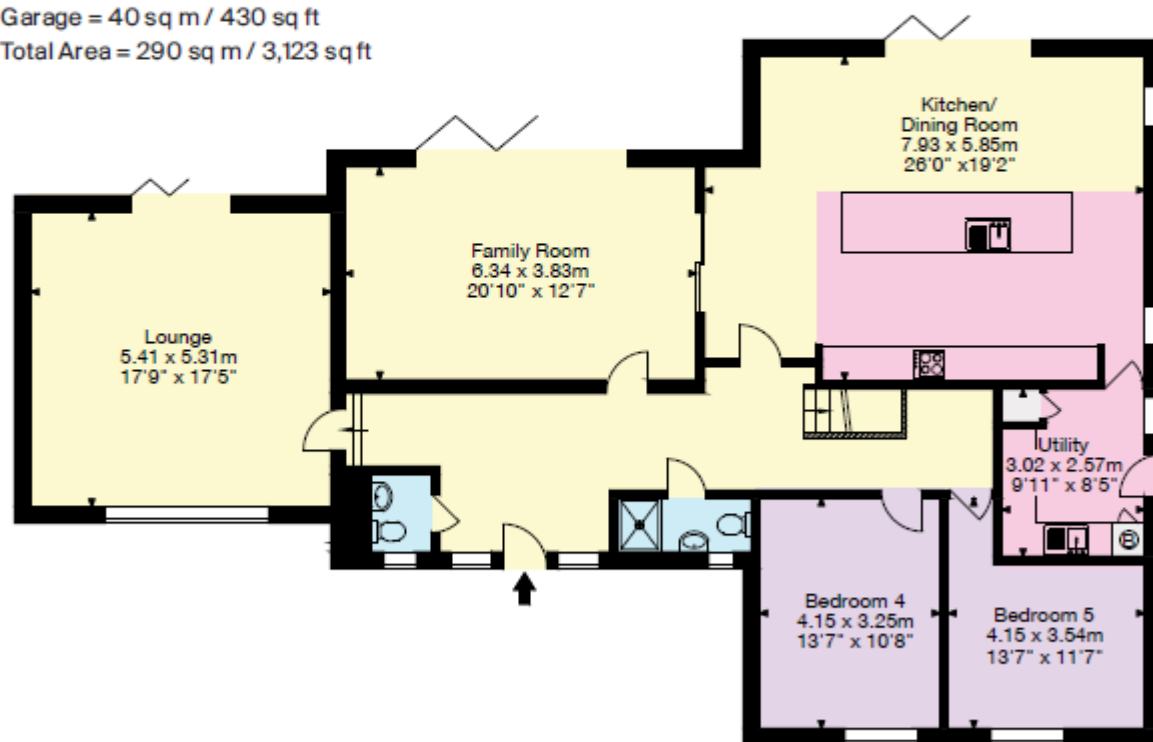
Ropers Lane, Bristol

Gross Internal Area (Approx.)

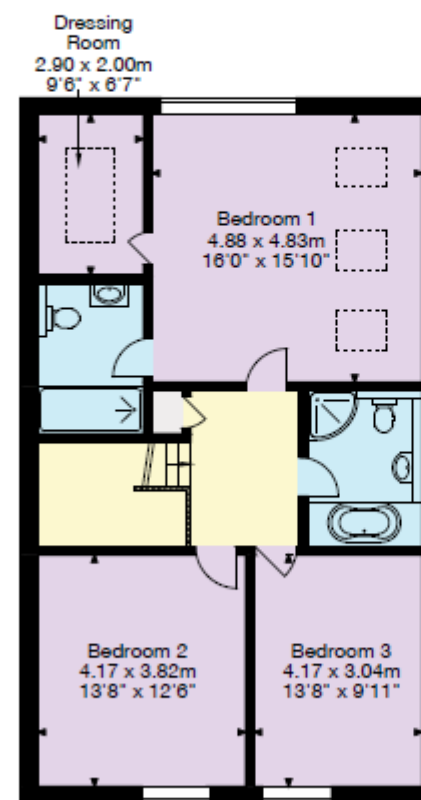
Main House = 250 sq m / 2,693 sq ft

Garage = 40 sq m / 430 sq ft

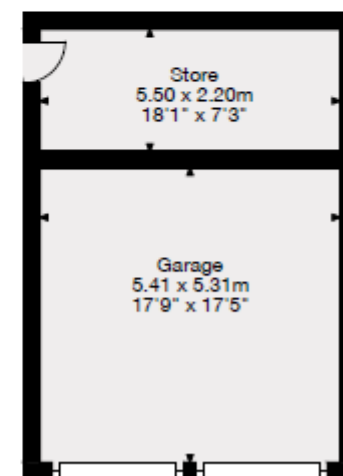
Total Area = 290 sq m / 3,123 sq ft



Ground Floor



First Floor



Garage



Services and Material Information: Main water, gas, drainage, and electricity connected to the property. Gas fire central heating. Double glazed windows. Broadband provided by BT. Cat 6 wiring, blue-tooth and USB sockets installed.

Council tax band: F

Energy efficiency rating: C

Directions: Proceeding into the village from the direction of Congresbury turn left onto Bullhouse Lane and then right onto Ropers Lane. Pass the turning on your right onto Yeomans Orchard and proceed down the hill where Lowood can be found on your right-hand side.



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Congresbury

Bridge House
High Street
Congresbury
BS49 5JA

Wedmore

Unit 8
The Borough Mall
Wedmore
BS28 4EB

Contact details for both offices:
01934 862370
salesadmin@debbiefortune.co.uk
www.debbiefortune.co.uk

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