



Rosewood  
Ropers Lane, Wroughton  
£1,395,000

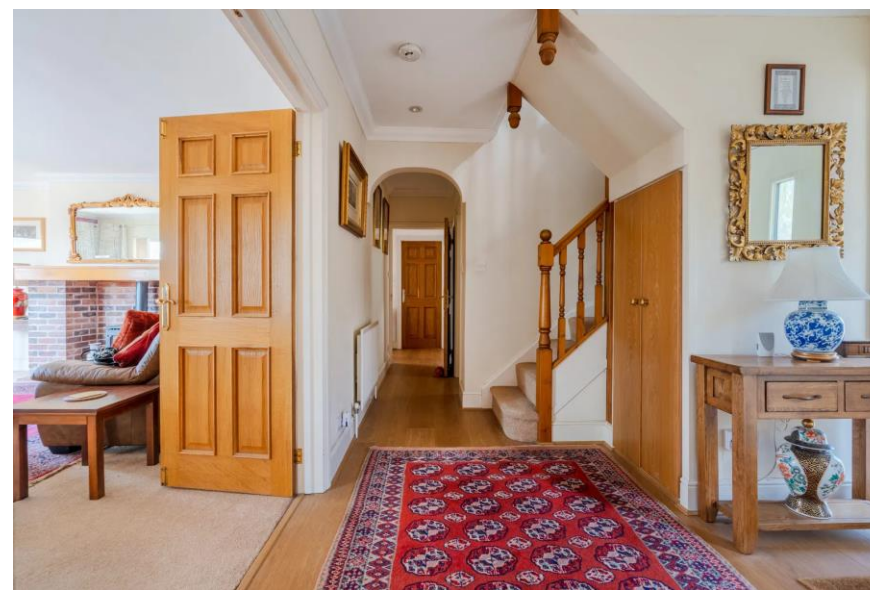
Exceptional Six-Bedroom Detached  
Home with Swimming Pool,  
Glorious Views & Generous  
Accommodation.



- Substantial detached family home offering almost 3,000 sq. ft.
- Set within approximately one-third of an acre of matured garden
- Principal suite with countryside views and en-suite bathroom
- Double garage plus ample parking
- Privately set with gated entrance, south-facing gardens and spectacular open countryside views



- Close to the excellent local amenities including primary school, village store, public houses and cafe
- Extended kitchen with oak cabinetry, integrated appliances and adjoining utility/WC with direct garden access
- Solar-heated swimming pool with pool house beneath, Indian sandstone terraces and self-cleaning glass balustrades.



Occupying an enviable and elevated position on the edge of the ever-desirable village of Wtrington, Rosewood is a truly remarkable detached residence, offering a rare combination of scale, elegance and lifestyle. Extending to almost 3,000 square feet of beautifully arranged accommodation and set within mature grounds of around one-third of an acre, this home has been carefully improved by its current owners to provide both comfort and style, while still retaining the warmth and character that makes a house a family home. With its glorious south-facing gardens, far-reaching countryside views and solar-heated swimming pool, Rosewood is a property that delivers something very special.

The property is approached through a gated entrance onto a broad driveway that sweeps up to the front of the house, providing ample parking alongside a substantial double garage with electric doors, power, workshop space and loft storage. From the outset, the sense of space and privacy is apparent, with a pretty lawned garden to the front framed by mature shrubs, and a blossoming cherry tree.

Step through the front door and you are welcomed into a wide and inviting entrance hall that immediately sets the tone for the accommodation to follow. The quality of finish is evident throughout, with engineered oak flooring flowing seamlessly across the ground floor and oak doors throughout, providing warmth and cohesion to every room.



To the front lies the extended kitchen, a superb bright and practical space fitted with oak cabinetry and complemented by generous work surfaces and integrated appliances, including an oven and dishwasher. There is also an additional 6 ring gas cooker. A large picture window above the sink overlooks the approach to the property, while additional windows allow light to flood in throughout the day. This is very much the heart of the home, designed to be both functional and sociable. A useful utility room and WC sits to the side with direct access into the garden, a practical touch for families and those who love to make the most of the outdoors.

From the kitchen, the house unfolds into a series of generous reception rooms. The formal dining room sits at the centre; its oak and glazed double doors creating an elegant connection through to the main lounge. Here, a striking brick-built fireplace with oak mantel and a gas-burning stove forms a wonderful focal point, while oak-framed doors with bevelled glass open directly onto the sun-drenched terrace, creating a seamless transition between the interior and the south-facing gardens beyond. It is a room perfectly suited to both entertaining and quiet relaxation, with the changing seasons always visible just beyond the glass.

The ground floor also boasts a separate sitting room, positioned away from the main lounge to provide an additional reception space. This room has its own distinct character, with another handsome brick-built fireplace and wood-burning stove, offering warmth and atmosphere. French doors lead directly out to the pool terrace, giving this room a unique blend of cosiness in the winter months and a vibrant connection to the outdoors during the summer.

Completing the ground floor accommodation is a bathroom with shower, WC and sink, and a large study which easily doubles as a ground floor bedroom thanks to its built-in storage and generous size.

The oak staircase rises from the hall to a light and spacious landing that serves the first-floor accommodation.





The principal bedroom suite is an exceptional room, enjoying uninterrupted views across open countryside. It benefits from its own en-suite bathroom and is currently adjoined to another double bedroom, which the present owners have chosen to use as a large walk-in dressing room and secondary en-suite. This arrangement offers wonderful flexibility, as the rooms could easily be reinstated as two entirely separate bedrooms if preferred.

Along the landing are two further bedrooms, one of which enjoys a particularly special outlook across Wrington and the surrounding countryside and also has its own private en-suite shower room. There is also a further single bedroom, perfectly suited for guests, alongside the family bathroom, fitted with bath, WC and sink.

The gardens at Rosewood are every bit as impressive as the house itself. Facing due south, they are a haven of light and tranquillity, framed by established hedging, fencing and stone walls for privacy. Expansive Indian sandstone terraces provide elegant seating and entertaining areas, while the beautifully maintained swimming pool, complete with solar-panel heating and pool room beneath, takes centre stage. Around the pool, glass balustrades with self-cleaning panels ensure clear and uninterrupted views across the surrounding countryside, a detail that adds both style and practicality.

Beyond the terraces, the gardens extend to lawn, punctuated by mature trees and abundant planting. A cherry tree adorns the front, while the rear garden boasts apple, pear and plum trees that bring both seasonal colour and fruit. A selection of outbuildings, including large sheds and workshops, provide excellent storage and hobby space, while practical features such as outdoor power, a tap, and dual side access ensure the gardens are as functional as they are beautiful. Altogether, the grounds amount to around one-third of an acre, perfectly proportioned to balance ease of maintenance with generous space to enjoy.



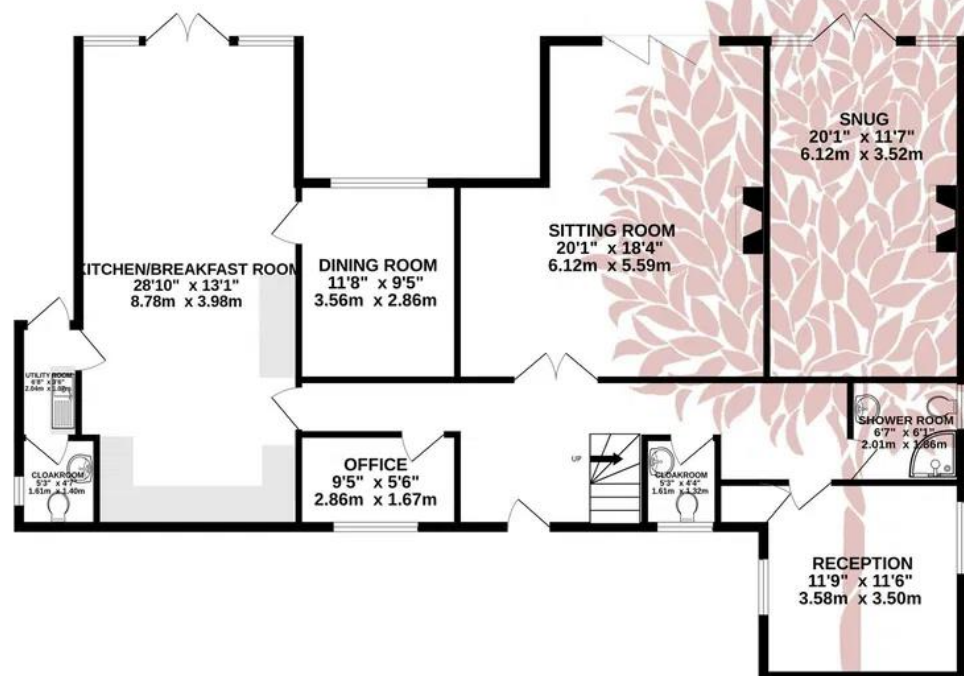
**What we love about the property...** We think, in every respect, Rosewood represents a rare and exceptional opportunity. This is not just a house, but a lifestyle – a home that combines substantial, flexible living space with carefully landscaped grounds, superb leisure facilities, and the kind of outlook that is impossible to replicate. Whether hosting summer gatherings beside the pool, enjoying winter evenings by the fire, or simply watching the seasons change over the Wrington countryside, life at Rosewood is one of comfort, elegance, and endless possibility!

**Situation:** Situated with good access to local amenities and surrounded by beautiful countryside, Wrington ([www.wringtonsomerset.org.uk](http://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](http://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 Lulsgate and a mainline railway station at Yatton. We think this is a rare and special property, offering the very best of countryside living while being within easy reach of local amenities, schools, and transport links. A truly exceptional opportunity for those seeking a home of great character, space, and versatility. Viewing is highly recommended to fully appreciate the scale, quality, and setting of this magnificent estate.

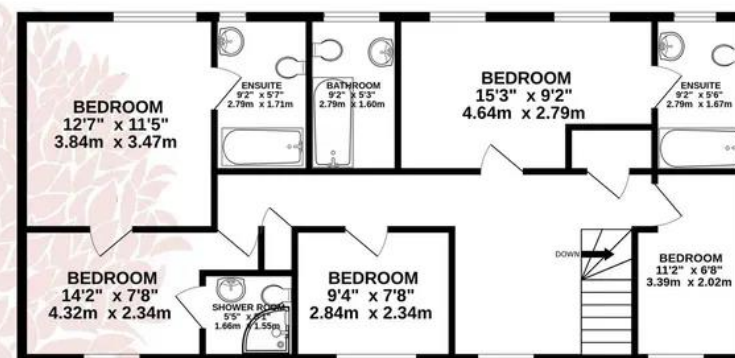




**GROUND FLOOR**  
1517 sq.ft. (141.0 sq.m.) approx.



**1ST FLOOR**  
871 sq.ft. (80.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2389 sq.ft. (221.9 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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### **Services and Material Information:**

The property operates on gas central heating

Council tax band: D

Energy efficiency rating: main house 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 Rosewood can be found on your right-hand side.

What 3 Words: **///geese.deep.origin**



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Debbie Fortune Estate Agents are more than just estate agents – we're your neighbours, your advocates, and your trusted guide through every step of your property journey. Independent, experienced, and rooted in the community – welcome to estate agency, the way it used to be.

We do things differently – not louder, not faster, just better. We're a proudly independent, family-run agency with offices in Congresbury and Wedmore, covering a wide area over the North Somerset and Somerset counties, including the Wrington Vale, the Yeo Valley, Chew Valley and The Mendips. Our 18-strong team blends decades of local knowledge with a tailored, personal service you simply won't find with the corporates or online non-High Street agencies.

Every home we represent is treated with the care and attention it deserves – no generic templates, no faceless call centres, just real people offering real advice. We believe estate agency should be built on trust, not targets. Whether you're selling, letting, buying or renting, we're here to guide you with honesty, warmth and sharp local insight – from the first call to the final handshake.

Call in to the offices to see what we mean, you can be guaranteed a great cup of coffee and a warm welcome, always with a smile!

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