



Garstons, Wroughton
£475,000



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Bedrooms: 3

Bathrooms: 1

Receptions: 1

Set on a lovely corner plot, this charming detached bungalow has been thoughtfully extended and much improved by the current owners, offering spacious and flexible accommodation with a welcoming feel throughout.

Stepping through the front door, you are greeted by a light and inviting hallway that sets the tone for the rest of the home - calm, spacious, and thoughtfully laid out.

To your right, double doors open into the sitting room — truly the heart of the home. This impressive, generously proportioned space enjoys views and access to the garden, with French doors that fill the room with natural light. The exposed stone fireplace with a wooden mantel provides a striking focal point and adds real character, making this an inviting space to relax with family or entertain friends.

Adjoining the sitting room is a study, a particularly versatile space that can easily serve as a home office, reading nook, or craft room. This room also enjoys direct access to another section of the garden, allowing you to step straight outside — perfect on warmer days.



Returning to the main hallway, you'll find the kitchen/dining room — a beautifully extended space fitted with traditional wooden units and integrated appliances. There's plenty of room for a family dining table, and the open layout makes it perfect for both everyday living and social occasions.

A practical utility room sits just off the kitchen, providing additional storage and space for laundry appliances. It also offers direct access to the garden, ideal for muddy boots or pets after a country walk.

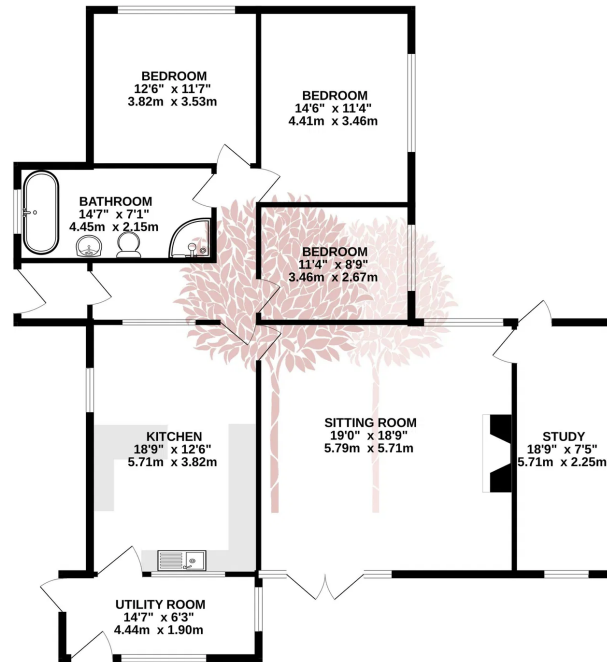
The property offers three comfortable bedrooms, all with good proportions and natural light. The main and second bedrooms are generous doubles, while the third bedroom works perfectly as a guest room, nursery, or hobby space.

The family bathroom is fitted with a bath, separate walk-in shower, WC and basin — a well-designed and spacious room with a bright, fresh feel.

The gardens are a real highlight of the home. Sitting on a corner plot, the space wraps beautifully around the bungalow, offering a high degree of privacy. Mature shrubs, trees and planting create different zones for relaxing, dining, or simply enjoying the sunshine. The garden feels established yet easy to maintain — a true sanctuary for anyone who enjoys spending time outdoors.



GROUND FLOOR
1424 sq.ft. (132.3 sq.m.) approx.



TOTAL FLOOR AREA: 1424 sq.ft. (132.3 sq.m.) approx.

While 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 misstatement. The 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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To the front, there is off-street parking and a garage, offering both storage and convenience. The position within Garstons is exceptionally quiet, giving the property a real sense of peace and seclusion.

What we love about the property... 1 Garstons is a beautifully presented, light-filled bungalow offering flexible living, a superb sitting room at its heart, and wonderfully private gardens – all set in a peaceful and highly desirable corner of Wrington.

Situation: Wrington is one of North Somerset's most desirable villages, known for its community spirit and excellent amenities including local shops, cafés, pubs and a highly regarded primary school. The village also benefits from good transport links to Bristol, Bath and the M5, making it ideal for commuters seeking village life within easy reach of the city.

Directions: From Broad Street, the centre and heart of Wrington village, follow Silver Street for a short distance before turning right into Garstons. 1 Garstons is the first property on the left-hand side, easily recognised by its corner position and attractive frontage. What3words: [///delighted.ruffle.lotteries](https://www.what3words.com/#!/en/delighted.ruffle.lotteries)

Material Information: This property operates on gas central heating. Council Tax band: D

