

1 Pudding Pie Lane Langford BS40 5EL

£525,000

marktempler

RESIDENTIAL SALES







**Property Type**

House - Detached



**How Big**

1459.00 sq ft



**Bedrooms**

4



**Reception Rooms**

3



**Bathrooms**

2



**Warmth**

Gas central heating



**Parking**

Off street & garage



**Outside**

Front & Rear



**EPC Rating**

D



**Council Tax Band**

E



**Construction**

Traditional



**Tenure**

Freehold



A beautifully balanced four-double-bedroom detached home, set within generous gardens and positioned in the picturesque village of Langford. 1 Pudding Pie Lane offers a superb blend of modern refinement and family practicality, all very well presented throughout. The property enjoys an impressive sense of space and an inviting ambience from the moment you step inside. A welcoming and spacious entrance hall provides an elegant introduction to the home, leading to all principal rooms. At its heart lies a stunning, recently fitted kitchen/dining room, extending the full depth of the property. This contemporary space has been designed with both style and functionality in mind, featuring quality finishes, generous storage, and excellent natural light from the bay window and rear door that opens directly onto the garden, ideal for sociable family living and relaxed entertaining. The separate sitting room offers an exceptional retreat, complete with a bespoke media wall that creates a luxurious focal point for the space. A second bay window frames a delightful view of the rear garden, further enhancing the room's calm and comfortable atmosphere. A versatile study/playroom is also on offer, providing invaluable flexibility for home working, hobbies, or use as a fifth double bedroom if required. Completing the ground floor is a cloakroom WC, and a generous integral garage offering excellent storage or potential for future adaptation. Upstairs, the home continues to impress, providing four well-proportioned double bedrooms arranged around a spacious landing. The principal bedroom enjoys the privacy of its own en-suite shower room, while the remaining bedrooms are served by a family bathroom with a four-piece suite, offering comfort and convenience for busy households.

The property enjoys a wonderfully mature southerly facing rear garden, offering an exceptional level of privacy rarely found in homes of this type. Bordered by established hedging and recently installed fencing, the space feels beautifully secluded, creating an idyllic backdrop for both relaxation and outdoor entertaining. A generous lawn stretches through the centre of the garden, providing ample room for children to play or for keen gardeners to further cultivate the space. A paved seating area sits to one side, perfectly positioned to make the most of the day's sunshine thanks to the garden's favourable orientation. The front is laid mainly to lawn, with a gated gravel driveway providing ample off-street parking for all your friends and family alike. This generous area is bordered by mature shrubs and newly installed fencing.

Langford is ideally located on the Mendip Hills, giving you easy access to this area of outstanding natural beauty. The village itself offers a range of amenities, including local shops, a doctor's surgery and cosy village public houses. Well connected for those commuting to Bristol or Weston-super-Mare, being situated just off the A38 and also just a short drive to Bristol International Airport and Yatton's mainline railway station.











## Four Bedroom detached family home set within a generous plot in Langford



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.





## About this property

**TENURE**  
Freehold

**UTILITIES**  
Mains electric  
Mains gas  
Mains water  
Mains drainage

**HEATING**  
Gas fired central heating

**BROADBAND**  
Ultrafast broadband is available with the highest available download speed 1000 Mbps and the highest available upload speed 1000 Mbps.

This information is sourced via [checker.ofcom.org.uk](https://checker.ofcom.org.uk), we advise you make your own enquiries.

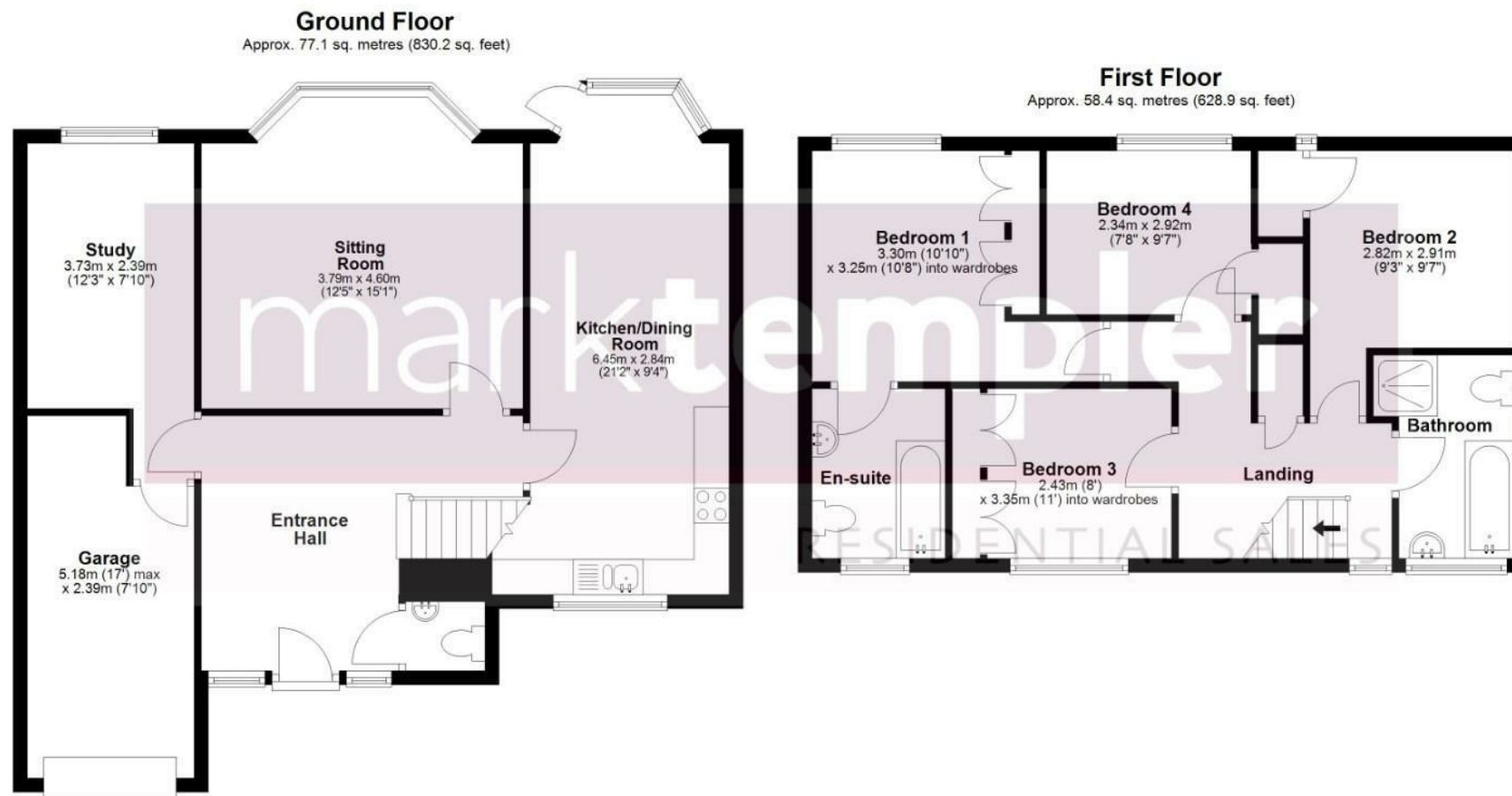
If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of knowledge.



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Total area: approx. 135.5 sq. metres (1459.0 sq. feet)

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.  
Plan produced using PlanUp.