

8 Brook Gardens Langford BS40 5AP

£475,000

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RESIDENTIAL SALES





Property Type

House - Detached



How Big

1472.40 sq ft



Bedrooms

4



Reception Rooms

3



Bathrooms

3



Warmth

Gas central heating



Parking

Off street & garage



Outside

Front & rear



EPC Rating

B



Council Tax Band

F



Construction

Traditional



Tenure

Freehold

Beautifully presented modern detached family home, ideally positioned overlooking an open green within this popular Langford setting – 8 Brook Gardens is an attractive four bedroom home offering spacious and well-balanced accommodation, thoughtfully designed for modern family living. The property is entered via a welcoming entrance hall, leading to the principal ground floor rooms. To the front, a dual aspect sitting room enjoys excellent natural light together with a pleasant outlook across the central green, creating a comfortable environment in which to relax and unwind. A further reception room provides excellent flexibility and is currently arranged as a play room, although it would work equally well as a home office, hobby room or snug depending on your requirements. Across the rear of the property, the accommodation opens into an impressive kitchen dining family room, creating a sociable heart to the home that is perfectly suited to everyday family life and entertaining. The kitchen is fitted with a comprehensive range of wall and base cabinets together with a selection of integrated appliances, providing both practicality and style. The dining area enjoys direct access to the rear garden, while a separate utility room helps keep day-to-day household tasks separate from the main living accommodation. A cloakroom WC completes the ground floor. To the first floor, the spacious landing leads to four double bedrooms, two of which benefit from en-suite shower facilities. The principal bedroom enjoys particularly generous proportions together with an en-suite shower room, while bedroom two also benefits from its own en-suite. The remaining bedrooms are served by a modern family bathroom fitted with a contemporary three-piece suite, creating a well-balanced and highly practical arrangement for growing families.

Outside, the property enjoys a private enclosed rear garden that has been thoughtfully landscaped and well maintained. A patio area leads directly from the dining area, providing an excellent setting for outdoor dining and entertaining during the warmer months. Beyond, the garden is predominantly laid to lawn and complemented by a variety of established shrubs, plants and flowers that add colour and interest throughout the seasons. The enclosed nature of the garden creates a pleasant degree of privacy, making it an enjoyable space for both families and keen gardeners alike. To the side of the property, a generous driveway provides off-street parking for numerous vehicles and leads to the detached garage, which offers secure parking, storage or workshop potential.

Brook Gardens forms part of a popular modern development within Langford, a well-regarded North Somerset village surrounded by attractive countryside and ideally positioned for access to neighbouring villages including Churchill, Congresbury and Winscombe. The area remains particularly popular with families thanks to its excellent schooling, including nearby Churchill Academy and Sixth Form, together with a range of village amenities, public houses and countryside walks. Langford provides excellent commuter links via the A38, with Bristol, Weston-super-Mare and Bristol Airport all easily accessible. Mainline railway services can be found at nearby Yatton, providing direct routes towards Bristol, Bath and London Paddington. Combining a superb family layout, four double bedrooms, two en-suites and a pleasant position overlooking the development green, 8 Brook Gardens represents an excellent opportunity to acquire a spacious and beautifully presented modern family home.







Spacious modern family home situated with sought-after Langford setting



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 with annual estate charge of £290.84 (March 2026).
Management Company - Says Lane Management Company Ltd

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITIES

Mains electric
Mains gas
Mains water
Mains drainage

HEATING

Gas fired central heating

BROADBAND

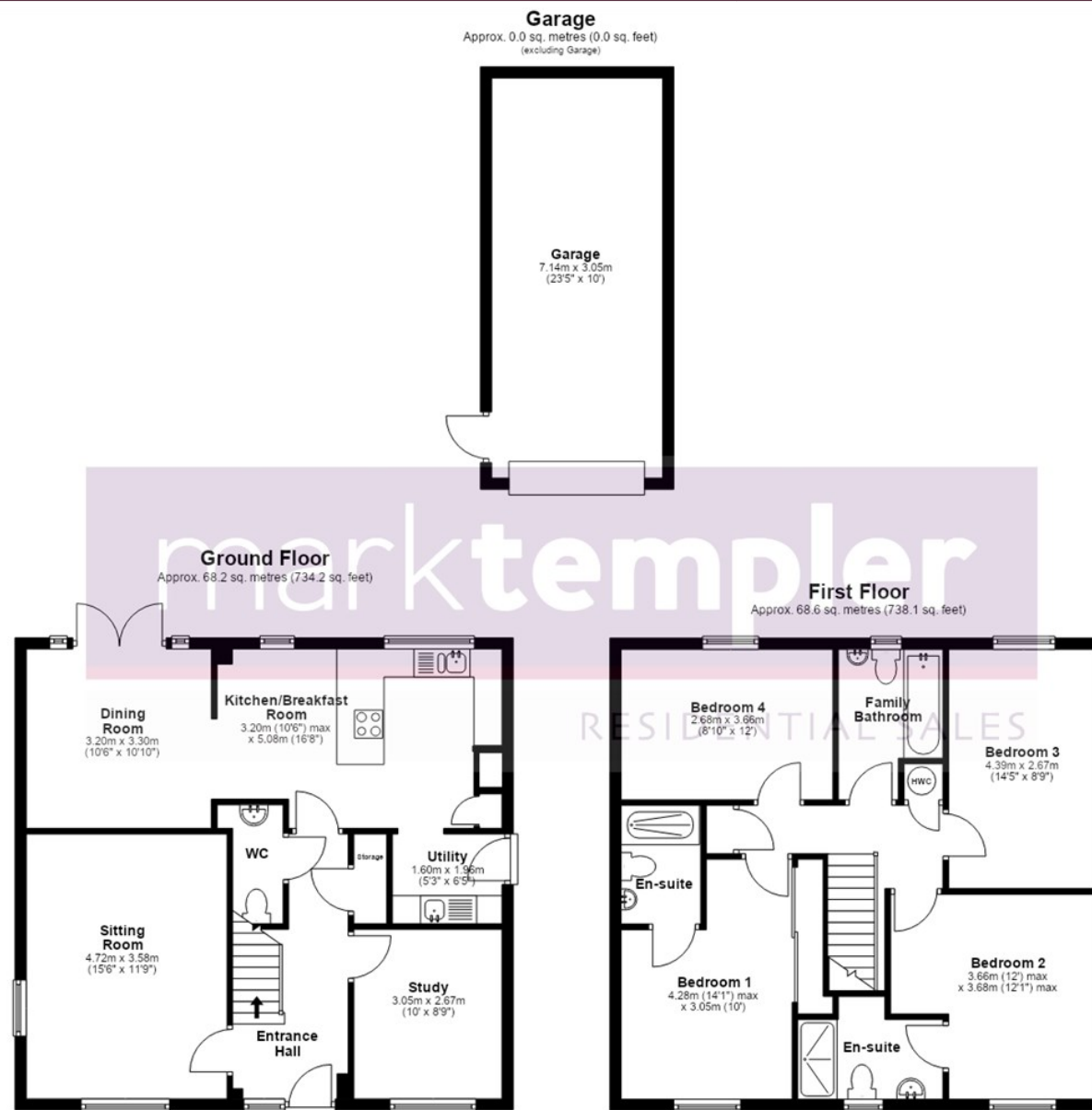
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Sprifts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office for National Statistics, Ordnance Survey and History England.



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Total area: approx. 136.8 sq. metres (1472.4 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.