

5 Garstons Close Wrington BS40 5QT













£535,000

marktempler

RESIDENTIAL SALES





 Property Type House - Detached	 How Big 1577.20 sq ft
 Bedrooms 4	 Reception Rooms 2
 Bathrooms 2	 Warmth Gas central heating
 Parking Off street & garage	 Outside Front & rear
 EPC Rating D	 Council Tax Band E
 Construction Traditional	 Tenure Freehold

Tucked away in the centre of the highly sought after village of Wrington, 5 Garstons Close offers the perfect balance of community living and family comfort. Just a short, easy stroll from the doorstep are the village's everyday amenities, open recreation fields, children's play areas, and the well regarded primary school, making this an ideal setting for growing families. Lovingly cared for over the years, this attractive detached home now offers an exciting opportunity for new owners to create lasting memories in a warm and welcoming environment. Approached via a smart, recently installed tarmac and resin driveway, the property immediately presents a sense of space and privacy, screened from the road by a mature beech hedge. The front door opens into a bright and inviting hallway, setting the tone for the well balanced accommodation beyond. To the front of the home, a versatile study provides the perfect work from-home space, quiet reading room, or playroom, complemented by a conveniently located ground floor WC. The sitting room is a particularly appealing space, bathed in natural light from dual aspect windows. At its heart, a charming wood burner creates a cosy focal point ideal for relaxing evenings during the colder months. Flowing naturally from the hallway is the dining area, a sociable space perfect for family meals and entertaining, with views over the garden and leading seamlessly into the kitchen. The kitchen is well appointed with a range of wall and base units and fitted with a Neff electric oven and separate hob, offering both practicality and style. A separate utility room adds further convenience, with direct access outside and to the garage, perfect for managing muddy boots, outdoor gear, or pets after countryside walks.

Upstairs, the sense of space continues with four generously sized bedrooms. The principal split level suite offers a peaceful retreat, complete with its own en-suite shower room and a dedicated dressing area with built-in storage. Two further bedrooms benefit from fitted cupboards, while all are served by a well appointed family bathroom.

Outside, the rear garden provides a safe and enjoyable haven for children and families alike. Mainly laid to lawn and bordered by a variety of mature shrubs and planting, it offers both privacy and year-round interest. A charming playhouse adds to its appeal, creating a space where children can play and explore. In addition, the property benefits from a double garage and ample off-street parking for multiple vehicles, with subtle feature lighting enhancing the driveway in the evening.

Wrington is widely regarded as one of North Somerset's most desirable villages, offering an excellent range of local amenities including independent shops, a chemist, post office, veterinary surgeries and a variety of well-supported clubs and societies. The village benefits from a popular primary school and falls within the catchment for Churchill Community School. Bristol and the motorway network are easily accessible via the A38 and A370, while the surrounding countryside includes the Mendip Hills Area of Outstanding Natural Beauty. Nearby, Chew Valley Lake and Blagdon Lake provide exceptional opportunities for walking, sailing, fishing and outdoor pursuits. A rare opportunity to acquire a beautifully presented, light-filled family home in a welcoming village setting, offering generous space for modern family living. Early viewing is highly recommended.



A spacious and welcoming family home in the heart of Wroughton



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
Superfast broadband is available with the highest available download speed 80 Mbps and the highest available upload speed 20 Mbps.

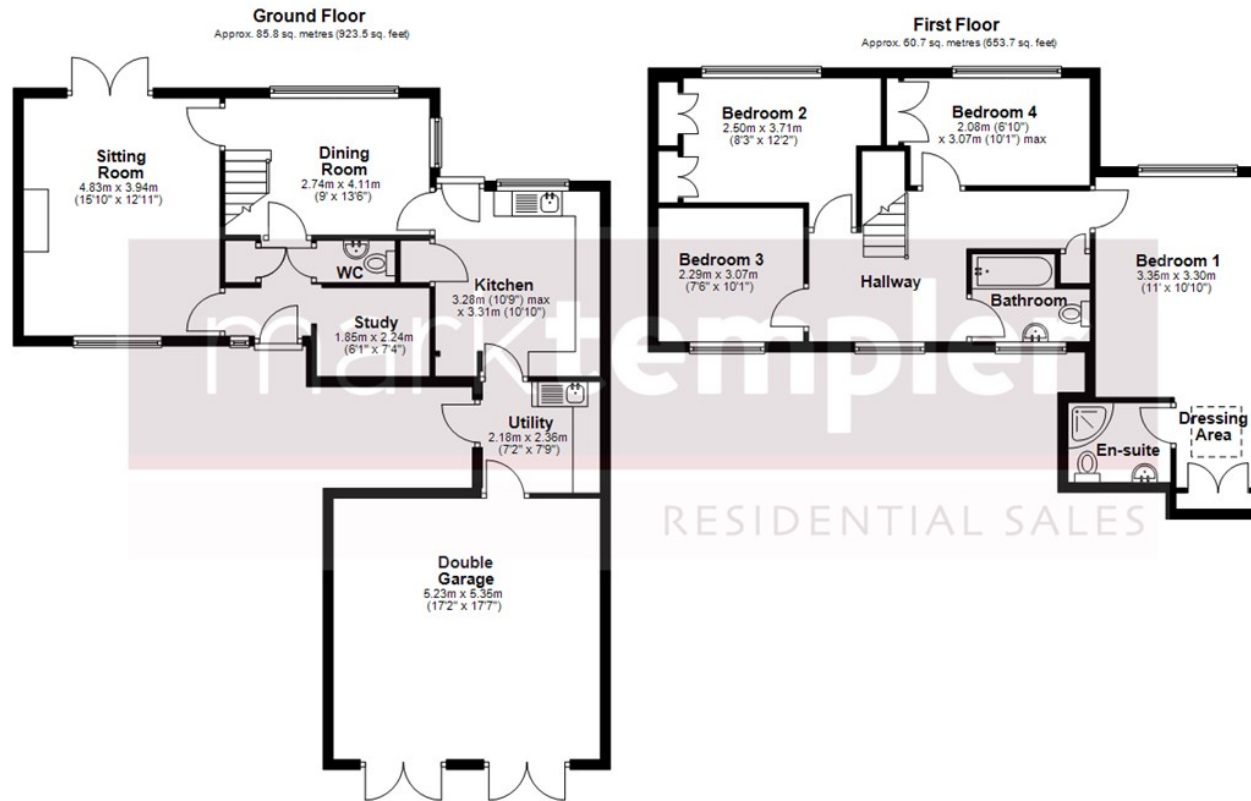
This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

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. 146.5 sq. metres (1577.2 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.

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