



The Glebe, Wroughton
£435,000



debbie fortune
ESTATE AGENTS www.debbiefortune.co.uk



Bedrooms: 3

Bathrooms: 1

Receptions: 3

Tucked away along a quiet residential road in the heart of the ever-popular village of Wrington, 78 The Glebe is a beautifully extended and immaculately presented semi-detached home, offering light-filled, well-balanced accommodation ideally suited to modern living.

The house has been thoughtfully updated in recent years, resulting in a seamless and cohesive interior where each space flows effortlessly into the next. At the heart of the home lies a stunning 23ft open-plan kitchen/dining room – a truly inviting space designed for both everyday family life and entertaining. Bathed in natural light from expansive glazing and electronically operated roof windows, this room has a wonderfully airy feel. The kitchen itself is both stylish and highly functional, featuring two Bosch ovens, a five-burner gas hob, a butler-style sink set within a generous wooden breakfast bar, and an excellent range of storage including full-height larder units. Bi-fold doors open directly onto the garden, enhancing the sense of connection between inside and out.



The ground floor also offers a welcoming entrance hall, a well-appointed cloakroom, and a versatile home office. Upstairs, there are three comfortable bedrooms served by a newly fitted, contemporary family bathroom.

Outside, the rear garden has been carefully landscaped to provide a peaceful and private setting, enjoying an open aspect and a sunny easterly orientation, with a lawn and patio area ideal for relaxing or entertaining. To the front, a neat lawned area and a tarmacked driveway provide off-street parking for two vehicles.

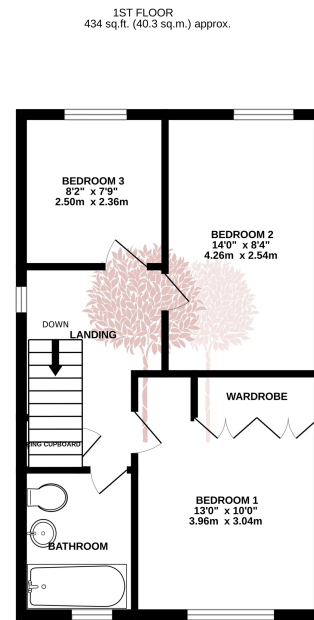
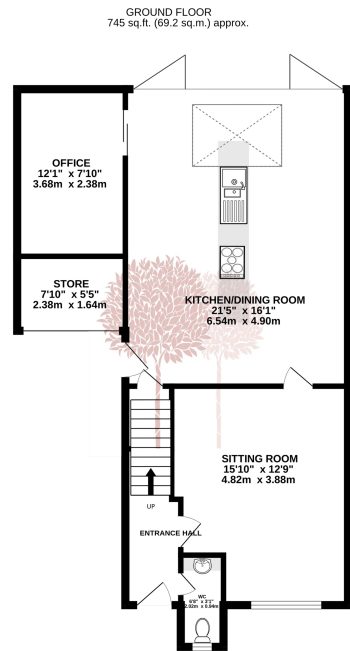
Perfectly positioned, the property enjoys easy access to Wrington's excellent range of local amenities, well-regarded schools, and the surrounding countryside, making it an ideal choice for those seeking village life with convenience.

What we love about the property...

We particularly love the seamless flow of the interiors, with a calm and cohesive decorative style throughout. The standout kitchen/dining space is beautifully designed, effortlessly connecting inside and out to create a wonderfully light and sociable heart to the home.

Material Information: This property operates on gas central heating. Council tax band: D EPC Rating: C





Situation: Situated with good access to local amenities and surrounded by beautiful countryside, Wrington (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), also recently awarded 'Outstanding' by Ofsted (with transport for local children provided daily), and which also benefits from a modern sports complex open to the general public. 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.

Directions: Travelling through Wrington towards Langford, proceed to Broad Street and go left into Station Road. Turn left into The Glebe and drive past Old Station Close on the right hand side, continue straight on around the corner and the property can be found on your right hand side.
What3Words: ///crops.upstarts.securing

