



Ladywell, Wroughton
£900,000



Bedrooms: 4

Bathrooms: 3

Receptions: 3

Completely remodelled, extended and improved over recent years, this exceptional detached modern home occupies a fantastic position within an easy level walk of the many excellent facilities of this hugely popular North Somerset Village.

Set behind a large sweeping lawn this impressive and versatile family home is perfect for family life and offers huge potential for co-habiting with dependent relatives or indeed growing teenagers. To the front of the house a spacious driveway provides ample space to park a good number of vehicles and even a motor home or boat. The neat tarmac driveway leads to a double garage and a smart oak porch leading you into the property.



Once inside the property you are greeted by a superb reception hallway which sets the tone for the generously proportioned rooms that can be found throughout the house, from the reception hallway a large open arch continues through to a versatile dining hall which could also be utilised as a snug or music room.

To the rear of the room sliding doors open to reveal the spectacular, vaulted ceiling sitting room, this hugely impressive room has bi-folding doors that flow out to the living room, as well as a feature window above and an additional remote controlled opening Velux window, allowing for effortless ventilation. The vaulted ceiling gives a wonderful feeling of light and space and a well positioned wood burner provides a lovely focal point to the room.

Running alongside the sitting room and snug is a superb 22'0 kitchen breakfast room which is blessed with a fabulous triple aspect, as with all good homes the kitchen is very much the heart and social hub of the house, fitted with a generous range of wall and base units, there is plenty of storage space as well as a fantastic peninsula proving extra counter top for food preparation as well as a lovely breakfast bar space for informal dining and entertaining visiting friends and family.

On the ground floor you will find a further two versatile rooms, one of which is currently a T.V./study room and the other a home office. The T.V./ Study room is plenty big enough to provide a fifth bedroom if desired. Completing the ground floor accommodation is a useful utility room with plumbing for white goods as well as a separate larger boot room which has access to the garden. There is large double cupboard in the hallway housing a handy cloakroom.





Moving on the first floor, you will find a spacious landing area off which you can access the properties four principal bedrooms and family bathroom. The master bedroom suite is a stunning room, complete with fitted wardrobes, electric remote controlled blinds, a contemporary en-suite shower room and an incredible outlook through floor to ceiling windows to the rear over the surrounding countryside towards Wrington Hill.

The remaining three bedrooms are all good sized doubles, perfect for children and guests, and they share use of a smart family bathroom with chic modern fittings and designer tiles.

Outside, the garden surrounds the house on all sides and is truly impressive, from the sweeping front lawn to the discrete enclosed sun terrace which can be accessed off the kitchen there is plenty of space for adults and children to enjoy relaxing or enjoying recreational time. The rear garden, which is incredibly private, features a large area of lawn with several mature trees including fruit trees, a greenhouse, and a smart patio area to the rear of the house. There is an attached double garage and as mentioned before, plenty of off street parking.



This super family home offers space, versatile living, excellent amounts of parking and fantastic entertaining areas. There are solar panels to the roof, anthracite grey double glazed windows, provision for an EV charger and the property has had a new central heating system and re-wire in the past 10 years.

What we love about this property... the stunning vaulted living space, versatile family-friendly layout, generous gardens and peaceful village setting combine to create a beautifully modern home that's perfect for both everyday living and entertaining.

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, post office, public transport, petrol station, pharmacy, dentist, coffee shop, grocery shop, off licence/convenience shop and even two florist/gift shops. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk). 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: From the centre of Wrington on Broad Street turn right into Ladywell passing Trug on the left hand side. Continue right following Ladywell and number 8 can be found a little way along the road on the right hand side. What3Words: [///tapes.pedicure.snappy](https://www.what3words.com/@@@tapes.pedicure.snappy)

Material Information: This property operates on gas central heating. Council Tax band: F EPC Rating: B

