



**Stonewell Grove, Congresbury**  
**£350,000**



**debbie fortune**  
ESTATE AGENTS [www.debbiefortune.co.uk](http://www.debbiefortune.co.uk)



**Bedrooms: 3**

**Bathrooms: 1**

**Receptions: 2**

Situated in a quiet and sought-after part of Congresbury, 9 Stonewell Grove is a well-maintained three-bedroom semi-detached home, offered with no onward chain. Combining practical, comfortable accommodation with a peaceful village setting, it represents an ideal opportunity for families, first-time buyers, or anyone looking to enjoy a relaxed village lifestyle.

Upon entering through a welcoming hallway, you are led toward the spacious lounge. This bright and airy room benefits from large front-facing windows, providing plenty of natural light and a sense of openness. Adjoining the lounge, the dining room offers a practical space for family meals or casual entertaining, while the well-proportioned kitchen includes an adjoining utility area for additional storage and laundry facilities.



Upstairs, three generously sized bedrooms and a family bathroom provide flexible accommodation suitable for a variety of needs. The layout works well for families, home working, or occasional guests and it has been carefully maintained and is ready for immediate occupation.



Outside, the home enjoys both front and rear gardens. The front garden is large and private, bordered by mature bushes, while the rear garden provides a great space for outdoor living, gardening, or enjoying time with family and friends. A garage and additional storage throughout the property add to its practical appeal, ensuring the home meets the demands of modern living.

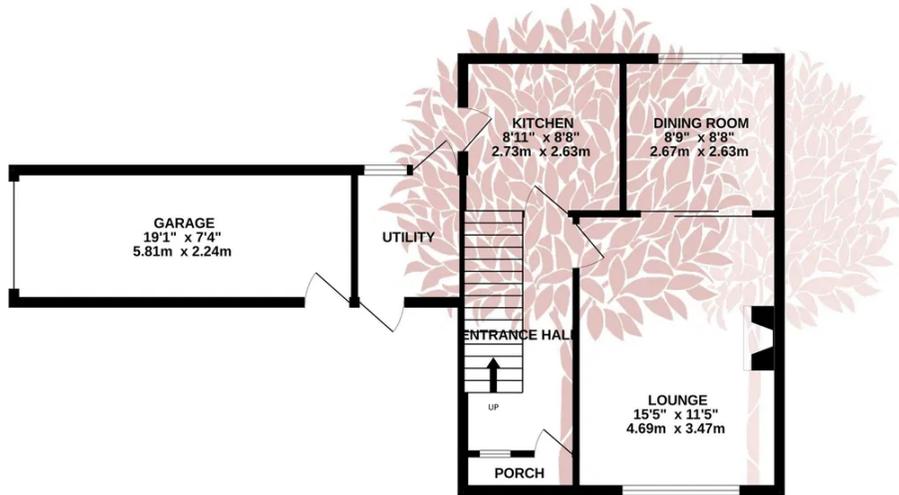


**What we love about this property...**

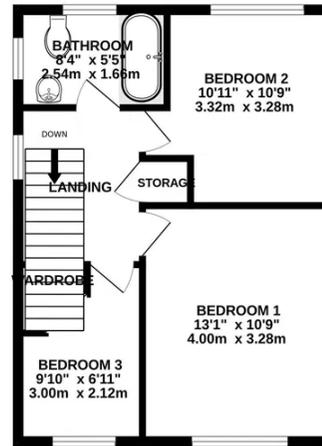
We feel 9 Stonewell Grove represents a rare opportunity to purchase a well-cared-for property in a quiet, established village setting. With its practical layout, outdoor space, and adaptable accommodation, it offers a solid foundation for creating a comfortable home tailored to your own lifestyle.



GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.6 sq.m.) approx.

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.  
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**Situation:** Located in the thriving village of Congresbury, a community that combines the charm of village life with a range of amenities usually associated with a larger town. Residents enjoy a variety of shops, a supermarket, a doctor's surgery, chemist, church, library, and three welcoming public houses. Families are well catered for, with a well-supported primary school and pre-school, alongside a variety of local clubs and societies. Secondary education is available at nearby Churchill Academy and Sixth Form Centre, which benefits from a modern sports complex and provides daily transport for local children. There are also further schooling options in Bristol, Backwell, Wraxall, and Chew Magna. The surrounding North Somerset countryside offers a wealth of outdoor activities, with opportunities for walking, cycling, riding, fishing, sailing, and even dry skiing all within easy reach. Congresbury also offers convenient transport links: the A370 provides access to nearby towns, the motorway network is accessible at Clevedon (Junction 20) and St. Georges (Junction 21), and there is a mainline railway station at Yatton as well as Bristol International Airport at Lulsgate. This combination of village amenities, countryside access, and practical transport links makes Congresbury an ideal location for a home that balances a peaceful, community-focused lifestyle with everyday convenience.

**Directions:** From the Debbie Fortune office in Congresbury, head northeast on High Street (A370) towards Stonewell Lane. Turn left onto Stonewell Lane and continue for a short distance. Stonewell Grove will be found on the left-hand side. What3words: ///variety.ready.consonant

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

