



**Pudding Pie Lane, Langford**  
**£675,000**



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**Bedrooms: 5**

**Bathrooms: 4**

**Receptions: 2**

Greys House is an exceptional, individually designed family home, completed in 2022 and finished to an impressive contemporary standard throughout. Thoughtfully planned with modern living in mind, the property offers generous ground floor accommodation, five well-proportioned bedrooms and four bathrooms upstairs. With energy efficiency a key consideration, the house benefits from an air source heat pump, in-roof solar panels and double glazed windows and doors.

The entrance hall creates a welcoming first impression and sets the tone for the quality found throughout. To one side, the sitting room is bright and elegant, with two floor-to-ceiling windows and a modern log burner providing a stylish focal point. Opposite is a versatile second reception room which works equally well as a home office, snug or playroom.

At the rear of the property lies the open-plan kitchen/dining/living space, the real heart of the home. The kitchen features sleek grey cabinetry paired with white worktops, a breakfast bar and integrated appliances including induction hob and twin ovens, with space for an American-style fridge freezer. Underfloor heating adds comfort and practicality. Bifold doors open directly to the garden, creating a seamless flow for family life and entertaining. A relaxed seating area completes the space, offering a lovely spot to unwind with views of the garden.



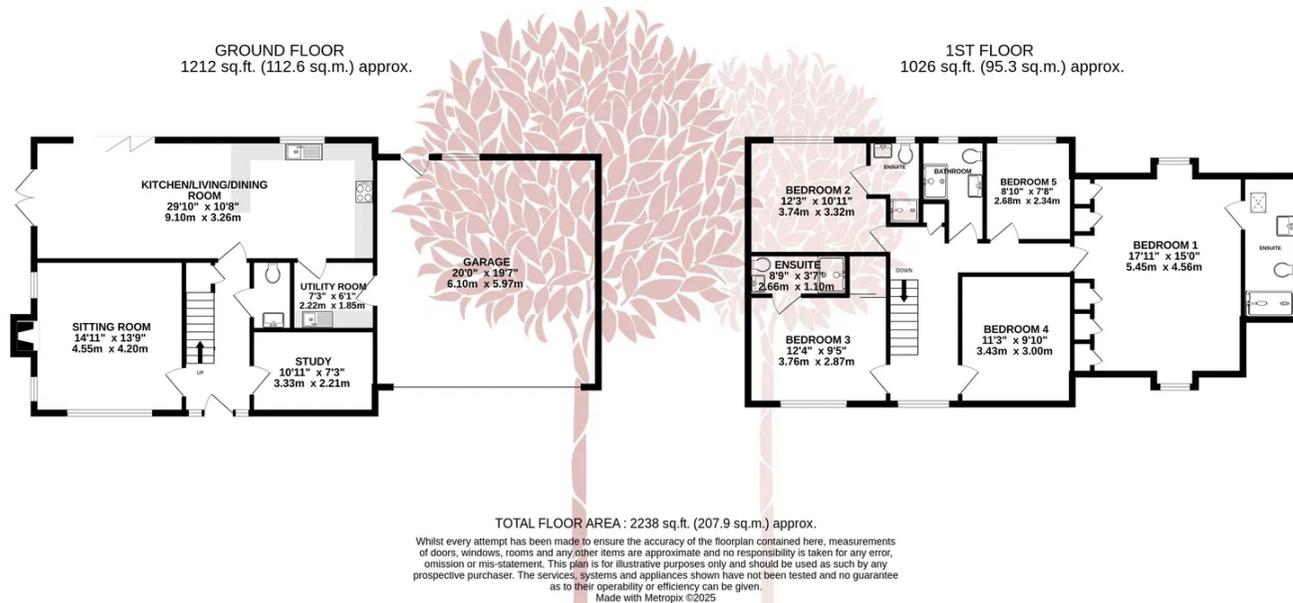
A separate utility room provides additional storage and appliance space and gives access to the integral double garage.

Upstairs, the galleried landing leads to five bedrooms. The principal bedroom includes fitted wardrobes and a beautifully appointed en-suite shower room. Two further bedrooms also benefit from their own en-suite shower rooms, while bedrooms four and five are served by a modern family bathroom. The finish throughout is stylish and cohesive, with oak internal doors and a soft, neutral colour palette.

Outside, the front of the house offers a brick-paved driveway and access to the double garage with electric roller door. The rear garden has been landscaped for easy maintenance, with composite decking adjoining the house, level lawn and an open outlook that gives a pleasing sense of space—perfect for relaxing, dining outside or entertaining.

**What we love about the property...** Greys House is a beautifully presented, ready-to-move-into home offering comfort, quality and contemporary style in equal measure.





**Situation:** The highly favoured and convenient village of Langford is nestled in the beautiful North Somerset countryside. Local facilities include the supermarket and filling station a short distance away and the village itself has a popular public house and a hairdressers. The doctor's surgery for the local villages relocated to a brand new building in Pudding Pie Lane in 2014. A more comprehensive range of facilities is available at the nearby village of Wrington. There is a primary school at Churchill ([www.churchill-pri.n-somerset.sch.uk](http://www.churchill-pri.n-somerset.sch.uk)) and secondary schooling at Churchill Academy and Sixth Form Centre ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)) and also benefits from a modern sports complex. The area around is renowned for its beauty and offers a range of country pursuits including sailing, fishing, dry skiing and sports facilities and for those interested in horse-riding a wide range of equestrian pursuits are available. Langford is within commuting distance of the City 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 Lutsgate and access to a mainline railway station at Yatton.

**Directions:** From Churchill traffic lights on Dinghurst Road, take the turning onto Bristol Road. Continue for a short distance before turning left into Ladymead Lane. Follow this lane as it winds down into Pudding Pie Lane. Continue along Pudding Pie Lane and then take the left-hand turning into the driveway leading to Greys House. What3words: ///perusing.aura.plenty

**Material Information:** This property operates on an Electric Air Source Heat Pump. Council Tax band: F EPC Rating: A

