6 Brook Gardens Langford BS40 5AP

£465,000

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RESIDENTIAL SALES









Property Type
House - Detached

How Big
1392.20 sq ft

Bedrooms
4

Reception Rooms
3

Bathrooms
2

Warmth
Gas central heating

Parking
Off street & garage

Outside
Front & rear

EPC Rating
B

Council Tax Band
F

Construction
Traditional

Tenure
Freehold

Beautifully presented modern detached family home, offering over 1,390 sq ft of thoughtfully arranged accommodation. Enjoying a pleasant position within the highly regarded Brook Gardens development – 6 Brook Gardens is an attractive four bedroom home that has been designed with modern family life firmly in mind. Enhanced by solar panels helping to reduce everyday electricity costs, the property offers bright, spacious accommodation and a layout that balances practical family living with well-considered entertaining space. The property is accessed via a spacious central entrance hall, immediately creating a wonderful sense of space and connection between the principal ground floor rooms. Undoubtedly, the heart of the home is the impressive open plan kitchen dining family room. This superb everyday living space combines a well-appointed kitchen with a selection of wall, base and full-height cabinets, integrated appliances and excellent preparation space, all opening naturally into the dining and family areas. French doors lead directly onto the rear garden, allowing the outside space to become a natural extension of the home during the warmer months. A separate sitting room provides a more private environment in which to relax and unwind and also benefit from French doors opening onto the garden. Further ground floor accommodation includes a useful study, ideal for home working, hobbies or a playroom, together with a utility room and cloakroom WC. To the first floor, a generous landing creates a space almost worthy of being a room in its own right and could comfortably accommodate a reading corner, study area or additional home working space if desired. Four well-proportioned bedrooms lead from the landing, with the principal bedroom benefitting from fitted wardrobe space and en-suite shower facilities. The remaining bedrooms are served by a well-appointed family bathroom, creating a practical and balanced arrangement for growing families.

Outside, the property enjoys a private enclosed rear garden designed to provide a pleasant and practical outdoor space. Predominantly laid to lawn, the garden offers ample room for children to play, outdoor entertaining and everyday family enjoyment. A patio area positioned directly from the family room provides an ideal space for outdoor seating and al fresco dining during the warmer months, while an area laid to bark mulch currently houses a children's play area and wraps around the rear of the garage with raised beds. To the front, the property is attractively set back from the road behind young hedging and a neat frontage, creating an appealing approach to the house. Tandem off-street parking is provided to the front of the garage, while the garage itself offers useful storage, workshop potential or secure parking if required.

Brook Gardens forms part of a sought-after modern development within Langford, a village that continues to attract buyers seeking a balance between countryside surroundings and excellent connectivity. Langford lies close to neighbouring Churchill, Congresbury and Winscombe, with a range of everyday amenities, public houses, schooling and countryside walks available nearby. Churchill Academy and Sixth Form is particularly well regarded and remains a key attraction for many families moving to the area. The village is also conveniently positioned for access to the A38, Bristol Airport and the wider North Somerset road network, while nearby Yatton provides mainline railway services towards Bristol, Bath and London Paddington. Combining generous proportions, versatile living accommodation and a family-friendly setting, 6 Brook Gardens represents an excellent opportunity to acquire a modern detached home within one of North Somerset's most desirable village locations.












ZOOLOGISCHER GARTEN


ZOOLOGISCHER GARTEN



Spacious detached family home with a stunning open plan layout in Langford village





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 with annual estate charge of £290.84 (March 2026).
Management Company - Says Lane Management Company Ltd

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage
Owned solar panels

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

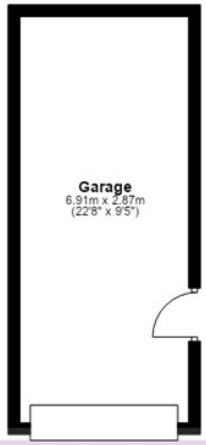
If an information source is not named, then it has been provided by the either the sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Sprift's data partners include Royal Mail, Ofcom, Environment Agency, Land Registry, Valuation Office Agency, Office for National Statistics, Ordnance Survey and Historic England.

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Garage

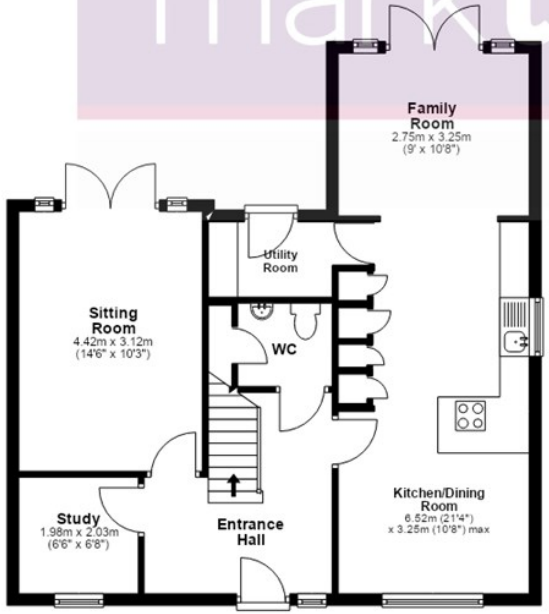
Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage)



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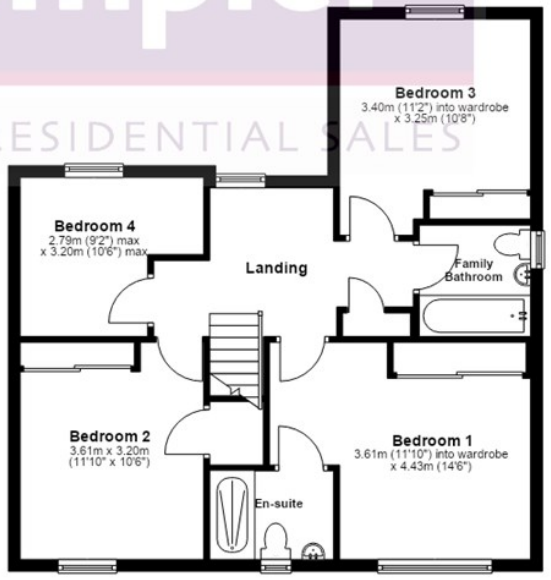
Ground Floor

Approx. 64.8 sq. metres (697.5 sq. feet)



First Floor

Approx. 64.5 sq. metres (694.8 sq. feet)



Total area: approx. 129.3 sq. metres (1392.2 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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