

4 The Ridge Yatton BS49 4DQ

£725,000

marktempler

RESIDENTIAL SALES





 <b>Property Type</b> House - Semi-Detached	 <b>How Big</b> 2279.90 sq ft
 <b>Bedrooms</b> 4	 <b>Reception Rooms</b> 4
 <b>Bathrooms</b> 2	 <b>Warmth</b> Gas central heating
 <b>Parking</b> Off street	 <b>Outside</b> Front & rear
 <b>EPC Rating</b> D	 <b>Council Tax Band</b> F
 <b>Construction</b> Traditional	 <b>Tenure</b> Freehold

Exceptional Edwardian detached family home, believed to date back to 1903, occupying a generous plot on one of Yatton's most highly regarded roads - Oaklands is a substantial and beautifully refurbished period residence, sympathetically improved by the current owners while retaining a wealth of charm and character throughout. The property is approached through an attractive entrance porch, opening into a wonderful reception hall with original patterned tiled flooring, leaded stained glass windows and door, high ceilings and a welcoming sense of arrival. The principal sitting room sits to the front of the home and enjoys a beautiful bay window, log-burning fire with hearth and timber surround, feature cornicing and picture rail, creating a comfortable yet elegant space to sit back and relax. A further front reception room provides excellent flexibility as a family room, formal lounge or playroom, again enjoying high ceilings, cornicing and a feature fireplace with timber surround. To the rear, the dining room is perfectly placed for entertaining and family occasions, with fitted full-height alcove storage adding both style and practicality. A further study or playroom leads through to the kitchen breakfast room, which forms a sociable everyday space for busy family life. The kitchen is fitted with a range of wall and base cabinets with work surfaces over and space for a range of appliances including a range cooker, while a central island provides a relaxed breakfast bar for informal dining. French doors open directly to the rear garden, creating a natural connection between inside and out. A cloakroom WC completes the ground floor. To the first floor, a generous landing with ceiling light leads to four double bedrooms, with the principal bedroom enjoying en-suite shower facilities. The family bathroom has been recently refitted with a clean and contemporary white suite comprising low level WC, panelled bath with independent shower over and folding glass screen and wash hand basin with vanity storage under, complemented by metro-style wall tiling to splash-prone areas.

Outside, Oaklands continues to impress with its generous gardens, parking and garage facilities. To the front, the property is partly enclosed by an attractive stone wall and offers off-street parking for two to three vehicles, setting the house back nicely from the road and creating a fitting approach to this handsome period home. The rear garden is a particularly appealing feature, being well proportioned and arranged to suit both families and keen gardeners. A sizeable block-paved patio provides an excellent seating and entertaining area, while also allowing vehicular access to the single garage. Beyond the patio, the garden is predominantly laid to lawn and framed by a variety of established trees, shrubs and planted borders, creating a pleasant degree of privacy and colour throughout the seasons. The garage provides useful parking, storage or workshop potential, while the combination of front parking, rear access and a generous garden makes the property as practical as it is attractive.

The Ridge is widely regarded as one of Yatton's most desirable addresses, known for its attractive period homes, established setting and convenient access to the heart of the village. Yatton offers a broad range of everyday amenities including shops, cafes, supermarkets, pharmacy, doctors' surgery, public houses and primary schooling, while the mainline railway station provides regular services towards Bristol, Bath and London Paddington. The village is surrounded by beautiful North Somerset countryside, with the Strawberry Line close by offering popular walking and cycling routes towards Congresbury, Sandford and Cheddar. Clevedon, Congresbury and Weston-super-Mare are all within easy reach, while the A370 and M5 motorway network provide convenient road links for commuters. With its blend of Edwardian character, generous accommodation, mature gardens and prestigious village position, Oaklands represents a rare opportunity to acquire a truly special family home in one of Yatton's finest residential locations.











## Edwardian residence on a prestigious road within the village of Yatton



### 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

UTILITIES  
Mains electric  
Mains gas  
Mains water  
Mains drainage

HEATING  
Gas fired central heating

BROADBAND  
Ultrafast broadband is available with the highest available download speed 10000 Mbps and the highest available upload speed 10000 Mbps.

This information is sourced via [checker.ofcom.org.uk](http://checker.ofcom.org.uk), we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.



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Total area: approx. 211.8 sq. metres (2279.9 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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