39 The Glebe Wrington BS40 5LX | **£475,000**

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RESIDENTIAL SALES









Property Type
House - Terraced

How Big
1543.60 sq ft

Bedrooms
3

Reception Rooms
1

Bathrooms
2

Warmth
Gas central heating

Parking
Off street

Outside
Front & rear

EPC Rating
B

Council Tax Band
D

Construction
Traditional

Tenure
Freehold

An exceptional opportunity to acquire one of just four individually designed period-style homes, discreetly tucked away within the very heart of the highly regarded village of Wrington. Constructed in 2016 on the former site of the village doctor's surgery, this handsome three-bedroom terraced home offers beautifully balanced accommodation extending to over 1,500 sq ft, a scale and presence more commonly associated with a substantial detached family residence than a village terrace. From the moment one steps through the front door, the impressive proportions become immediately apparent. A wonderfully spacious entrance hall creates a warm and welcoming first impression, setting the tone for the accommodation that unfolds beyond. To the front of the property, a superb sitting room is bathed in natural light and provides an elegant setting for both quiet evenings and larger family gatherings alike and has been enhanced with a bespoke range of built-in shelving and storage, creating an attractive feature wall that sits perfectly in keeping with the character and feel of the property whilst providing excellent practical storage. Undoubtedly the focal point of the home is the magnificent open-plan kitchen and dining room, a sociable and inviting space designed with modern family living very much in mind. Generous in scale and beautifully appointed, the kitchen is fitted with quality cabinetry and solid oak work surfaces, whilst a separate utility room provides invaluable additional storage and laundry facilities. The practicality of the home has been further enhanced through the addition of bespoke fitted storage beneath the staircase, making excellent use of what is often overlooked space. The convenience of a cloakroom completes the ground floor accommodation. Arranged around a striking first-floor landing are three exceptionally generous double bedrooms, each offering an abundance of space and flexibility. The principal bedroom benefits from a well-appointed en-suite shower room and extensive built-in storage, providing a practical yet elegant solution for modern living. The second bedroom also enjoys the advantage of fitted storage, making it an ideal guest bedroom, children's room or home office. Completing the first-floor accommodation is a luxurious four-piece family bathroom, beautifully appointed and comprising a bath, separate shower enclosure, wash hand basin and WC. Throughout, the quality of finish is evident, from the attractive oak flooring that flows through much of the ground floor to the elegant boutique-style sanitary ware and hardwood-effect double-glazed sash windows, all combining to create a home of considerable charm, comfort and distinction.

Externally, the property continues to impress with a beautifully established rear garden that has been thoughtfully arranged into two distinct sections, perfectly suited to both entertaining and relaxation. Directly adjoining the property is an attractive paved terrace that is accessed via French style double doors, creating a sheltered and private seating area that lends itself perfectly to al fresco dining, morning coffee or relaxing with friends and family during the warmer months. Beyond, a stepping stone pathway meanders through an area of level lawn bordered by mature planting, colourful shrubs and specimen trees, creating a wonderfully established backdrop and a surprising degree of privacy for such a central village location. To the rear of the garden, a further seating area is laid to decorative stone, providing an idyllic spot from which to enjoy the surroundings. Of particular note is the pedestrian gate providing direct access onto Church Walk, where an adjoining green space and children's play area can be found, making this an especially attractive proposition for young families. The garden provides a wonderful extension of the living accommodation, combining practicality, privacy and year-round enjoyment in equal measure. To the front there are various shrubs that soften the approach, arranged around a block paved driveway that provides off-street parking for two vehicles.

Located in the sought-after village of Wrington, one of North Somerset's most desirable locations, the property enjoys close proximity to a wide range of amenities including shops, a chemist, post office, dental and veterinary surgeries, as well as a host of clubs and societies. Wrington benefits from a well-regarded primary school and falls within the catchment area for Churchill Academy and Sixth Form, a highly respected secondary school. For commuters, access to Bristol, as well as the M5 motorway, is convenient via the nearby A38 and A370. The surrounding area offers an abundance of beautiful countryside, with the Mendip Hills Area of Outstanding Natural Beauty, Chew Valley, and Blagdon Lakes all just a short drive away, perfect for walking, fishing, sailing, and enjoying nature.

















Exquisite and substantial three-bedroom home, ideally tucked away in the desirable village of Wrington





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

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

HEATING
Gas fired central heating

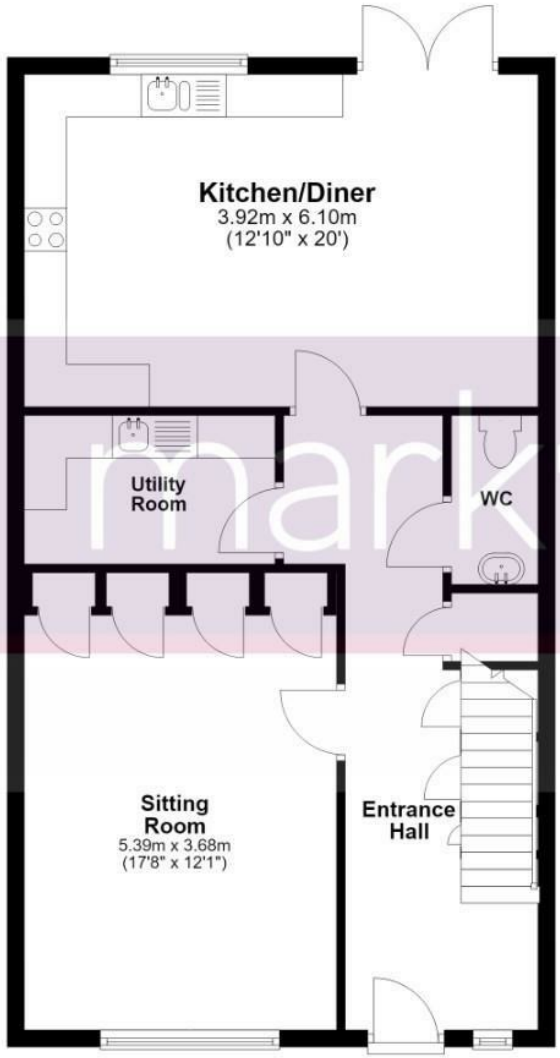
BROADBAND
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office for National Statstics, Ordnance Survey and History England.

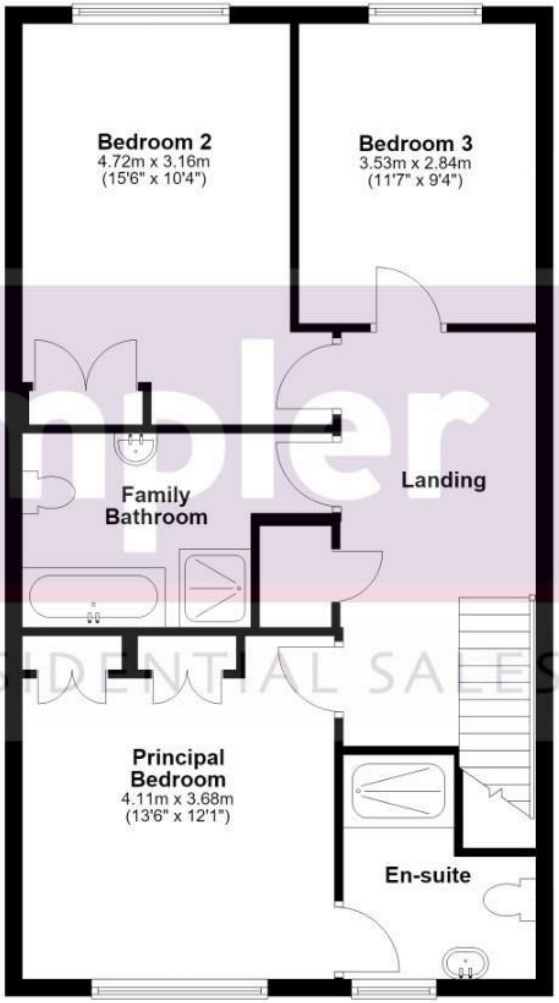
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Ground Floor
Approx. 68.3 sq. metres (734.7 sq. feet)



First Floor
Approx. 75.2 sq. metres (808.9 sq. feet)



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Total area: approx. 143.4 sq. metres (1543.6 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 responibility 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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