

**STUART
OLIVER**
RESIDENTIAL



The Coach House, 33 Kent Road, Congresbury, Bristol, BS49 5BD
£525,000 Freehold

Kent Road, Congresbury, Bristol, BS49 5BD



- Secluded location
- Detached home
- Full of character and charm
- Two reception rooms
- Stunning exposed stone fireplaces
- Country style kitchen/diner
- Four bedrooms
- Two shower rooms
- Stunning gardens
- Garage, carport and parking

A fabulous four bedroom detached home full of charm and character, set in the very heart of this popular village. The property is located on a very popular road within Congresbury and is tucked away for privacy. Congresbury is surrounded by beautiful North Somerset countryside. The village has facilities and amenities including a variety of shops, supermarket, Post office, doctors, chemist, church, library, three public houses, a primary school and pre-school plus various clubs and societies. Secondary schooling is available at nearby Churchill Academy and Sixth Form, alternatively Sidcot school is also a short drive away. The village is within commuting distance of the City of Bristol and there is access to the M5 (junction 20 or junction 21). Bristol international airport is within a short drive as is the mainline railway station in Yatton giving direct travel to London Paddington.

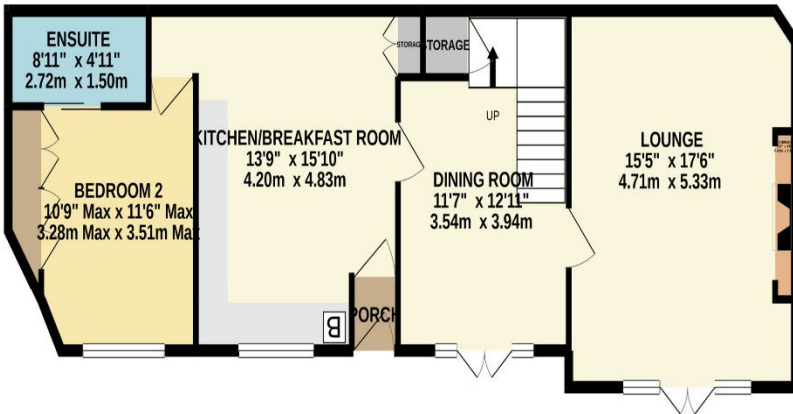




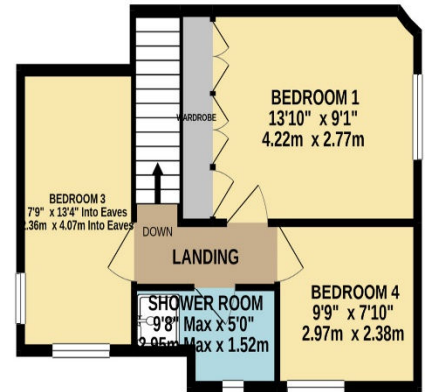
The approach to this wonderful home is via a short shared driveway leading to the ample parking area, the garage and the further carport. To the side of the garage there is a pretty path leading through the garden and to the front door. Upon entering you are greeted by an entrance lobby and a further door into the spacious kitchen/diner. The country style kitchen/diner has views to the front and has a range of fitted base and eye level units with cupboards and drawers. There is a built in butler style sink set into the ample wooden work surfaces. The Range oven consists of a five ring gas hob with ovens under and cooker hood over. There is space for an upright fridge/freezer and space and plumbing for a washing machine and slimline dishwasher. There is a further larder style storage cupboard. The kitchen has a slate floor and plenty of room to entertain. From the kitchen there is a door to the second reception room. This room has stairs leading to the first floor, storage cupboard and large windows and double doors leading to the garden. The main reception room is off the second reception and is a super size with a large exposed stone feature fireplace with concealed lighting and a further exposed stone corner fireplace. The reception room has attractive wooden flooring and wooden beams. There are large windows and double doors allowing lots of natural light and giving access to the garden. In addition to all of this on the ground floor there is a bedroom suite with a double bedroom with built in wardrobes and drawers and a sliding door to a spacious, modern ensuite shower room. Upstairs there are three bedrooms all accessed from the landing and a further door to the family shower room. The main bedroom has a side aspect and is a good sized double bedroom with built in wardrobes. The two other bedrooms enjoy views over the front garden. Outside there is a lovely private garden with mature shrubs, bushes and trees with a lawned area and various patio areas for alfresco dining and entertaining. There is also an attractive garden pond with a water feature. To the front of the plot there is a short shared driveway leading to a parking area for a few cars and access to the 22`10 x 12`3 garage with an electric door, power and light. To the side there is a further storage area.



GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.6 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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