Four Winds Coxs Green Wrington BS40 5QX | **£485,000**

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Property Type
House - Semi-Detached

How Big
1122.20 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
2

Warmth
Gas central heating

Parking
Off streeet

Outside
Front & rear

EPC Rating
D

Council Tax Band
D

Construction
Traditional

Tenure
Freehold

Four Winds is a charming and beautifully presented 1940's three bedroom home, ideally situated in the popular village of Wrington. During their ownership, our vendors have thoughtfully renovated and extended the property, creating a wonderful home that perfectly combines contemporary living with the warmth and character of a traditional country cottage. Set back from the road, a charming pathway leads to the front door, opening into a welcoming entrance hallway. Wooden flooring flows throughout the principal ground floor accommodation, creating a lovely sense of continuity and warmth. A door leads into the inviting sitting room, which enjoys views over the front garden and features an open fireplace, the perfect setting for cosy evenings during the cooler months. At the heart of the home is the stunning kitchen, dining and family space, beautifully renovated by our vendors to create a light, bright and sociable environment. Stylish cashmere cabinetry is complemented by wooden worktops, a traditional Belfast sink and a range of integrated appliances. A skylight floods the room with natural light, while patio doors open directly onto the garden, making this a wonderful space for everyday family life and entertaining alike. From the kitchen, a door leads through to a particularly useful rear hallway, providing access to a separate utility room, cloakroom/WC and a practical boot room with ample of space for coats, shoes and muddy boots. A further door opens directly onto the rear patio, making this an ideal entrance for those returning from countryside walks with children or four legged friends. Upstairs, the accommodation continues to impress with three bedrooms and a spacious family bathroom, complete with both a separate bath and shower. Throughout, the property has been tastefully decorated in a contemporary country style, creating a warm and welcoming atmosphere.

Outside, the front garden is attractively set back from the road, with established hedging providing a good degree of privacy, alongside a lawned area and raised flower beds enclosed by attractive wooden sleepers. The fully enclosed rear garden enjoys a desirable south westerly aspect, making it a real sun trap and a wonderful space to relax and entertain. A paved patio provides the perfect spot for alfresco dining, while the lawn offers plenty of room for children and pets to play. A particularly special feature of the property is the attractive stone barn, providing a versatile space for storage, hobbies or those looking for a little extra room and off road parking for three vehicles. Four Winds offers the best of village living, combining a beautifully renovated and thoughtfully extended home with a charming country feel, all within walking distance of Wrington's village amenities and we recommend an early viewing.

Wrington is widely regarded as one of North Somerset’s most desirable villages, offering an excellent range of local amenities including independent shops, a chemist, post office, veterinary surgeries and a variety of well supported clubs and societies. The village benefits from a popular primary school and falls within the catchment for Churchill Community School. Bristol and the motorway network are easily accessible via the A38 and A370, while the surrounding countryside includes the Mendip Hills Area of Outstanding Natural Beauty. Nearby, Chew Valley Lake and Blagdon Lake provide exceptional opportunities for walking, sailing, fishing and outdoor pursuits. This charming home combines modern, practical living with an enviable village location, making it an excellent opportunity for families, first time buyers, or those looking to enjoy village life.
















GUNDOG

A beautifully renovated country home in the heart 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

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

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.

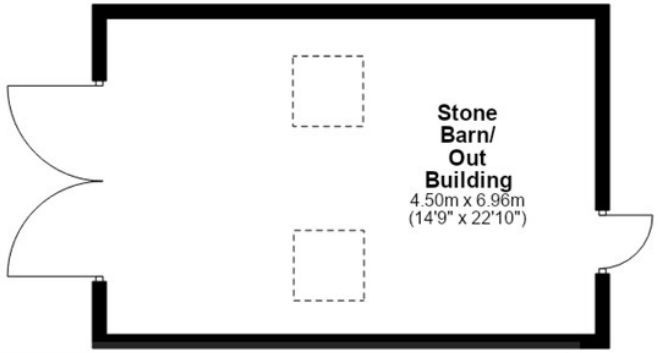
If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office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

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Stone Barn

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Stone Barn/ Out Building)



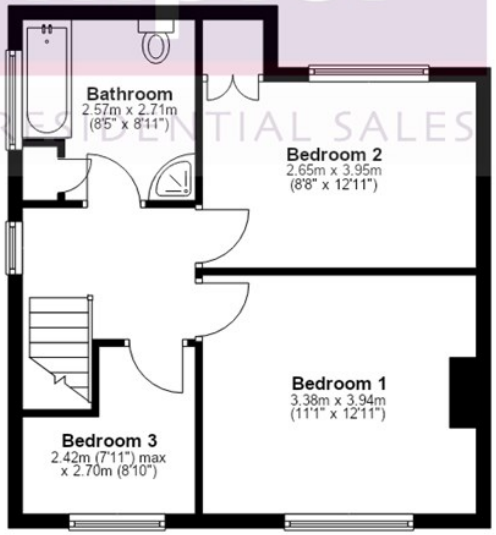
Ground Floor

Approx. 61.4 sq. metres (661.3 sq. feet)



First Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



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Total area: approx. 104.3 sq. metres (1122.2 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 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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