



Lowood, Roper's Lane, Wrington, North Somerset

An extremely well-presented contemporary family house with extensive south facing views to the Mendip Hills, situated in this much sought after lane.

Summary of accommodation

Ground floor Oak framed porch | Reception hall | Sitting room | Family room | Breakfast kitchen | Utility room | 2 bedrooms | Shower room | Cloakroom

First floor Principal bedroom with en suite dressing room and shower room
2 further bedrooms | Family bath/shower room

Outside Gardens | South facing terrace | Double garage | Parking for 4 cars

Distances

Bristol 10 miles | M5 (J20 and (J21) 7 miles | Bristol Airport 3 miles | Nailsea & Backwell Rail Station 5 miles | Bristol Temple Meads (London Paddington) 9.2 miles | Wells 16.5 miles
Bath 18 miles (All distances are approximate)

Location

Wrighton is a popular and thriving village about 12 miles south of Bristol. Amenities include a village hall, church, public house, florist, general stores and a primary school. Churchill Comprehensive School is about 4 miles to the south west. There is an excellent choice of private schooling at Sidcot, Wells Cathedral and Millfield, and a number of schools in Bristol.









The Property

Lowood was originally built as a bungalow and is situated on the south side of Ropers Lane, a much sought after lane in this popular village.

The present owners purchased the property in 2013 as a bungalow and have since transformed the property by extending the ground floor and adding a first floor, maximising its position. There are superb south facing 180 degree views across to the Mendips Hills, and to the west overlooking the village with a view of the church. There is a lovely north view to the wooded slopes of Wrington Hill.

The house is extremely well presented and has a contemporary and light interior, with the emphasis on all principal rooms looking across to the extensive view of the Mendip Hills. Bi-fold doors open from the extremely well fitted Wren breakfast kitchen with integrated appliances, family room and sitting room onto the raised terrace, taking advantage of the view. There are engineered oak and porcelain floors, and an oak staircase with glazed balustrade rises to the first floor.

The attractive reception hall leads to the breakfast kitchen and family room which are connected by sliding doors making them ideal for entertaining, both opening onto the terrace. One of the two bedrooms on the ground floor is currently used as a study. On the first floor, the principal bedrooms have stunning views to the Mendip Hills and across Wrington to the church.



Outside

Lowood is approached over a wide drive and parking area for four cars leading to an attached double garage. The front garden has level lawn, raised borders and a terrace area in front of the porch, all looking up the wooded slopes of Wrington Hill.

The rear south facing garden has superb open views to the Mendip Hills, particularly from the raised terrace spanning the width of the house and accessed front the sitting room, family room and breakfast kitchen, through bi-fold doors. The garden is laid to lawn with planted borders, and interspersed with trees and mature beech hedgerow in which is an archway giving access to a lower area, ideal for concealing a kitchen garden and compost bins. Fruit trees include apple and there is a timber garden shed and a lock up store.

Directions (Postcode BS40 5NF)

When in Roper's Lane from the Long Lane direction, travel for about 100 yards and the entrance to Lowood is seen on the left hand side.

Property information

Services: Main water, gas, drainage, and electricity connected to the property. Gas fire central heating. Double glazed windows. Broadband provided by BT. Cat 6 wiring, bluetooth and USB sockets installed.

Local Authority: North Somerset Council

Council Tax Band: F

Tenure: Freehold

EPC: C

Guide Price: £1,200,000

Viewings

By appointment through sole selling agent Knight Frank.



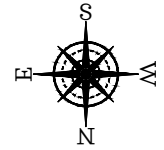


Approximate Gross Internal Floor Area

Main House = 150 sq m / 2,693 sq ft

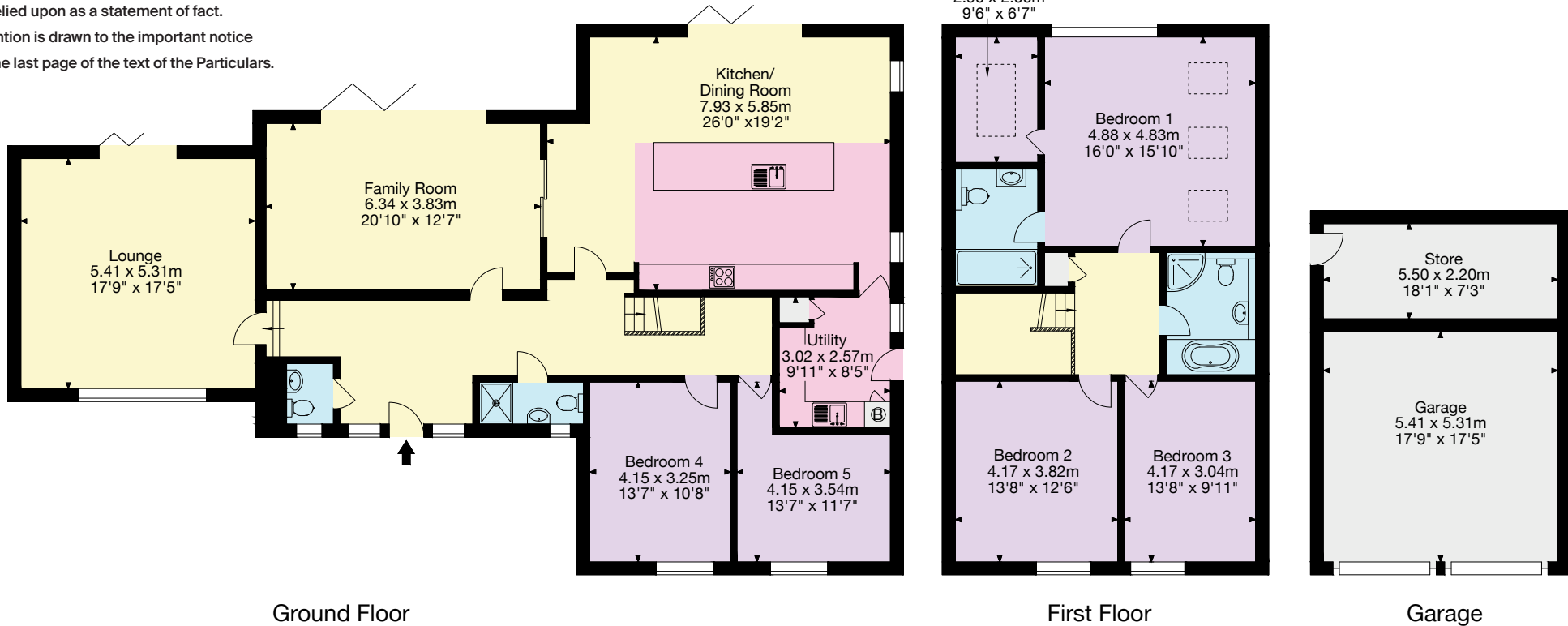
Garage = 40 sq m / 430 sq ft

Total Area = 290 sq m / 3,123 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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