



**Robin King** | Estate Agents

**30 Mansbury Gardens, Congresbury**  
**£765,000**

# 30 Mansbury Gardens

Congresbury, Bristol

This stylish 5-bedroom detached home offers spacious living, 3 en-suites, a modern kitchen/family room, and peaceful cul-de-sac living with countryside views. Nearly new, it combines quality, flexibility, and easy access to local amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: A

All Mains Services

- Approx 2190 sq. ft of accommodation including garage
- Over 9 years NHBC Buildmark warranty
- Open plan kitchen dining with family area
- Two bay fronted reception rooms
- Ground floor study
- En-suites to bedrooms 1,2 and 3
- Solar panels (owned)
- Double garage and parking
- Within catchment area for well regarded primary and secondary schools
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







## 30 Mansbury Gardens

Congresbury, Bristol

Completed in April 2025, this outstanding five-bedroom detached home is situated at the end of a peaceful cul-de-sac, offering privacy, space, and modern living in an attractive setting with beautiful countryside views. With a double-bay fronted design, owned solar panels, a double garage with power, an EV charging point, and parking for four cars, this nearly new property combines energy efficiency with high quality specification and elegant style.

From the moment you step inside, the sense of space and natural light is immediately apparent. The welcoming entrance hall leads to a beautifully proportioned sitting room on the left, featuring a bay window and an additional side window, creating a bright and airy atmosphere, ideal for relaxing with family or entertaining guests. On the opposite side of the hall, a second bay-fronted reception room offers further versatility. With dual aspect windows, this room could easily serve as a formal dining room, second lounge, playroom, or even a snug, depending on your needs. To the rear of the property, the spacious kitchen/family room is the true heart of the home. Designed with both functionality and style in mind, it features Caesarstone quartz worktops, a range of integrated appliances including a dishwasher and fridge freezer, Neff slide-and-hide ovens, and a large induction hob. There's ample space for both dining and relaxed seating, making it a perfect space for everyday life and entertaining. Bi-fold doors open directly onto the garden, allowing for seamless indoor outdoor living during warmer months.





Just off the kitchen is a dedicated study, with a window overlooking the rear garden, perfect for those working from home. A separate utility room houses a built in washing machine and provides access to the driveway. A downstairs cloakroom and a useful under stairs cupboard for coats and shoes complete the ground floor. Upstairs, the generous landing leads to five well appointed bedrooms. Three of the bedrooms are spacious doubles, each benefitting from their own en-suite shower room, complete with shower, WC, and sink, as well as fitted wardrobes—ideal for guests, older children, or multigenerational living. The remaining two bedrooms, both of good size, are served by a stylish and contemporary family bathroom featuring a bath, WC, and basin—perfect for a relaxing soak at the end of the day. An airing cupboard on the landing offers additional practical storage space.



### **Outside**

The rear garden offers a blank canvas for buyers to make their own mark. Fully enclosed with a boundary wall for privacy, the main lawned garden leads through an opening in the wall to an additional, generous side garden that has been recently seeded. This extra space presents endless potential, whether you envision a landscaped garden, a vegetable patch, or a dedicated children's play area.

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The front of the property has been thoughtfully finished with new turf and planted flower borders, enhancing its kerb appeal. The double garage is equipped with power and lighting, and the EV charger provides convenience for modern electric vehicle owners. With parking for four additional cars.

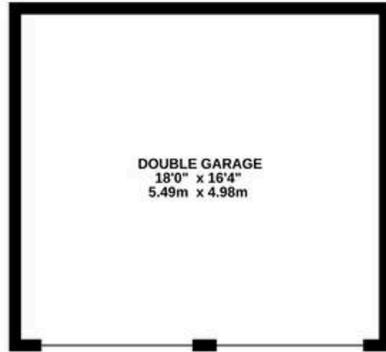
## Location

Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at the well-regarded Churchill Academy and Sixth Form. (All distances/times approx.)

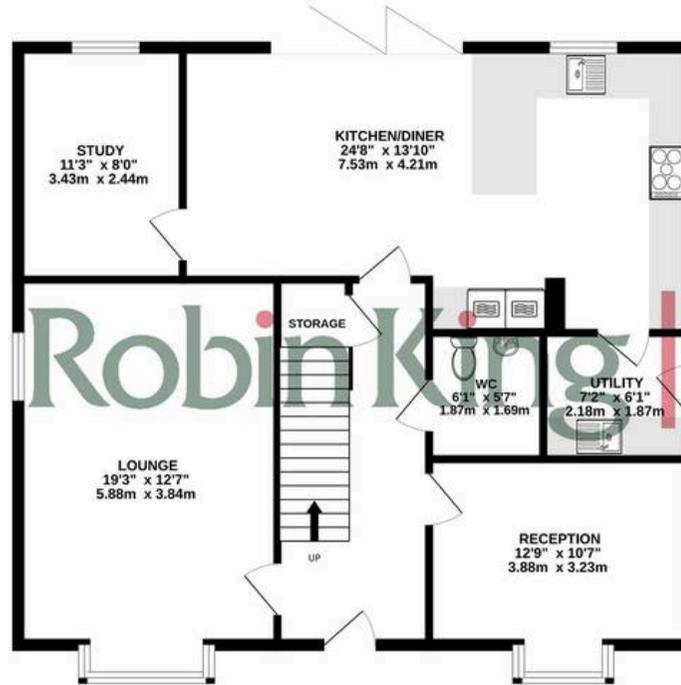




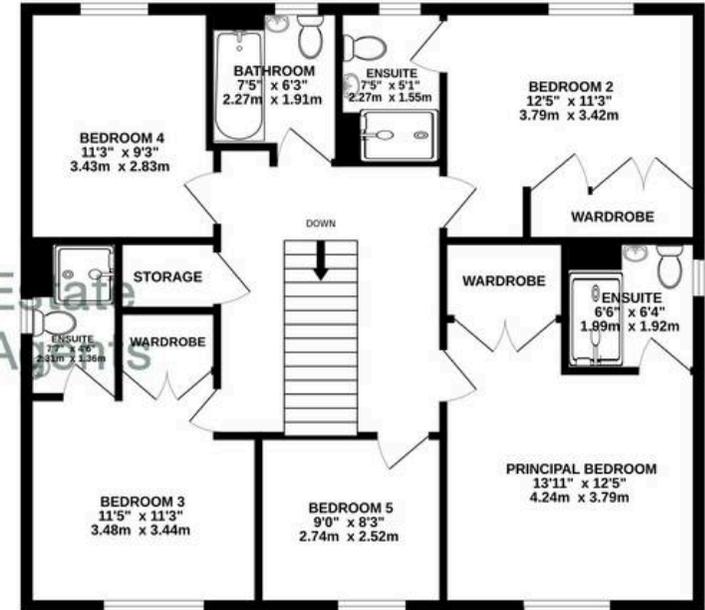
GARAGE  
294 sq.ft. (27.3 sq.m.) approx.



GROUND FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 2190 sq.ft. (203.5 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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# Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • [post@robin-king.com](mailto:post@robin-king.com) • [www.robin-king.com/](http://www.robin-king.com/)

Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.