



91 Whiting Way

Wroughton

An immaculately presented, recently built, detached 4 bedroom family home. With far reaching views, garden, garage and parking, it offers easy access to Bristol and beyond.

EPC: B

Council Tax band: F

Tenure: Freehold

All mains services

- Four Bedroom Detached Home
- Beautifully Presented Throughout
- Superb Open Plan Living/Dining/Kitchen
- Two Further Reception Rooms
- Upgraded Appliances And Finished From New
- Beautiful Landscaped And Private Garden
- Driveway, Street Parking, EV Charger And Garage
- Close Proximity To Local Amenities
- Remainder Of 10 Year NHBC Guarantee
- Easy Access To Bristol Airport, M5 And Mainline Railway Services (London From 112 Mins)







91 Whiting Way

A very attractive, double-fronted and immaculately presented four-bedroom detached home, located on the edge of the sought-after village of Wrington, within easy reach of both local amenities and the city of Bristol.

Built in 2021, the property offers generous family accommodation with contemporary styling, a beautifully landscaped garden and far-reaching countryside views from all first-floor rooms.

Tour of the home

91 Whiting Way is a charming and well-proportioned home, featuring an attractive stone and slate façade with a storm porch. The welcoming front door opens into a spacious entrance hall, with ceramic tile plank flooring which flows throughout most of the ground floor, creating a seamless and cohesive feel.

To the left is a versatile reception room; overlooking the front garden it would make an ideal study, home office or playroom. To the right, the formal sitting room is bright and airy, featuring a large bay window with exceptional views towards the Mendip Hills, and a contemporary electric living flame fire as its focal point.

At the rear of the property is the impressive open-plan kitchen/dining/living space which is fully fitted with a range of soft-close wall, drawer and base units in dove grey, topped with quartz worktops. A central island provides breakfast seating, and BOSCH integrated appliances include a microwave, twin eye-level ovens, fridge/freezer and a dishwasher.

This room easily accommodates a large dining table and relaxed seating area, ideal for family life and entertaining. In addition, twin French doors open onto the rear garden, offering a seamless transition between indoor and outdoor living—perfect for summer gatherings or barbecues.

There is also a practical utility room off the kitchen which provides access to the drive and garden gateway together with space for a washer/dryer.





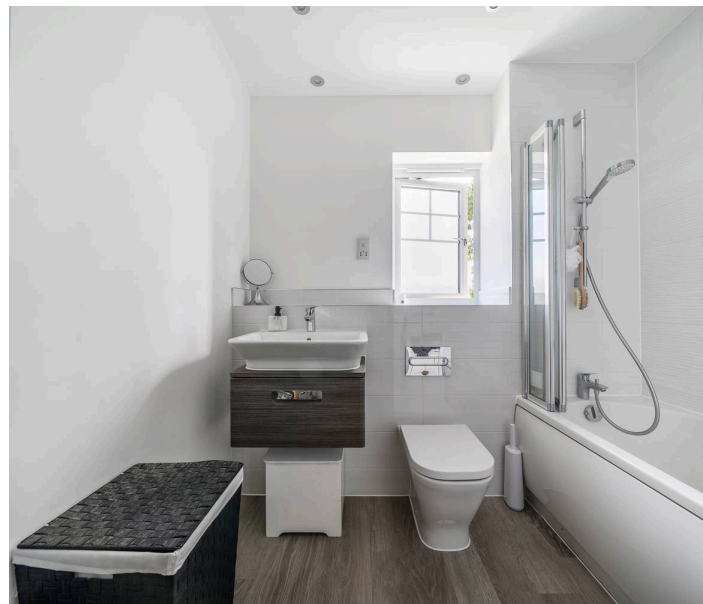
Positioned off the entrance hall, and completing the ground floor accommodation is a cloakroom with WC and wash hand basin along with a useful understairs cupboard for coats and shoes.

Upstairs, there are four well-proportioned double bedrooms, all enjoying superb views across the surrounding countryside. The principal bedroom is especially spacious and includes generous mirrored built-in storage. It benefits from a stylish en-suite with a walk-in double shower, WC, and pedestal sink. The family bathroom serves the remaining bedrooms and features a bath with shower over.

Outside

The south-facing front garden is thoughtfully planted with mature shrubs, framing a path to the front door. A tarmac driveway to the side offers parking for at least two cars and provides access to the utility room and the back garden. It also leads to a detached single garage, fitted with light, power and water, it is accessible via both a manual up-and-over door and a rear pedestrian door. An electric vehicle charging point has been recently installed.

The rear garden has been beautifully landscaped, starting with a large porcelain-tiled patio ideal for outdoor dining and relaxation. The remainder is laid to lawn with raised sleeper borders, and behind the garage is a discreet alcove suitable for a garden shed or further storage.



Location

Wrington is well known for its excellent facilities and amenities including a primary and playschool with secondary schooling available at nearby Churchill, which also has a modern sports complex. There are also private schools in Bristol, Sidcot, Chew Magna and Wraxall. The village is situated approximately 11 miles southwest of Bristol, with easy access to the M5 at Clevedon and St Georges (J20 and J21). Bristol International Airport is within 4 miles and access to a mainline railway station at Yatton is also within 4 miles with journey times to London Paddington from just 112 mins. The surrounding countryside is designated an Area of Outstanding Natural Beauty and provides many opportunities for outdoor pursuits including sailing, riding and walking.

(All distances/times approx.)



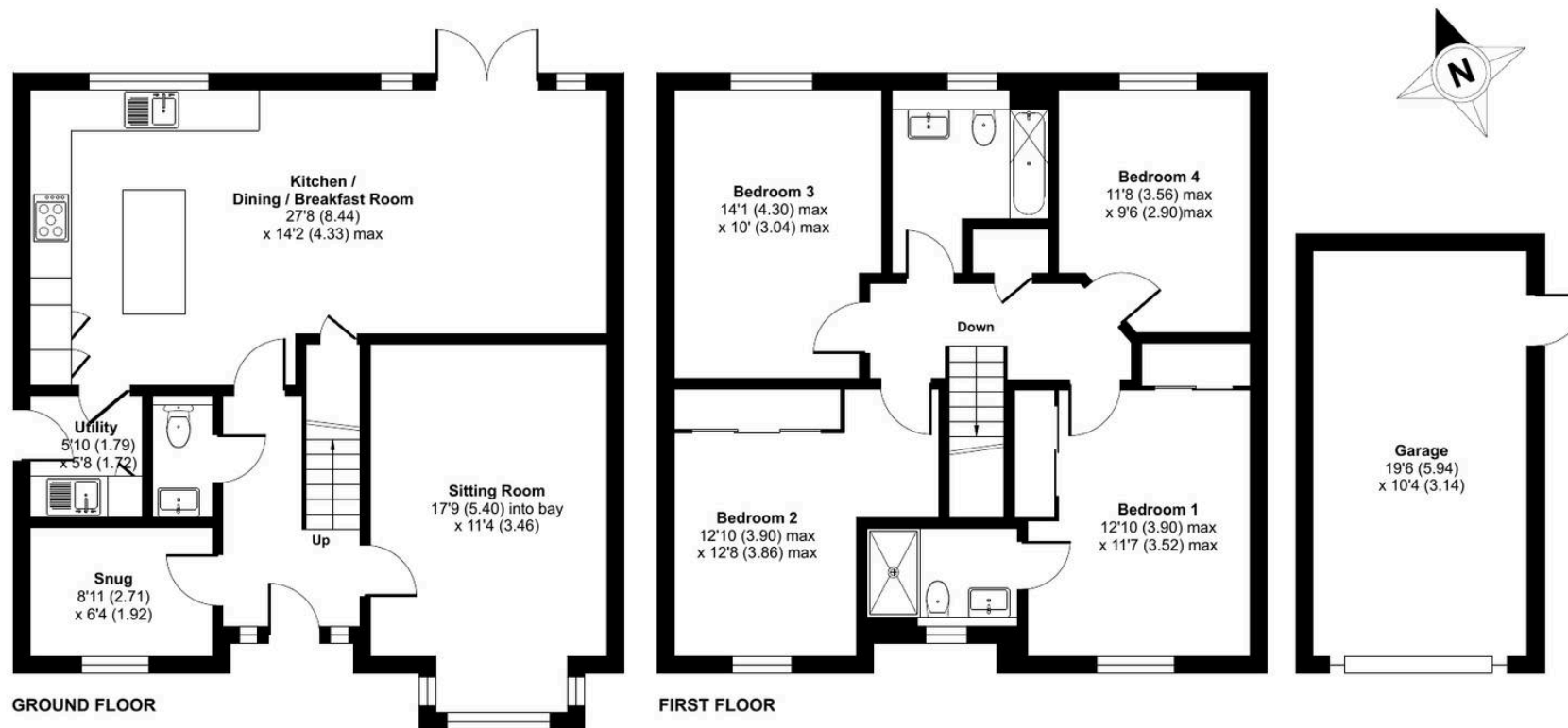
Whiting Way, Wrington, Bristol, BS40

Approximate Area = 1503 sq ft / 139.6 sq m

Garage = 201 sq ft / 18.6 sq m

Total = 1704 sq ft / 158.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1335349

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