



The Lodge Ladywell

Wroughton, Bristol

A unique, detached 4-bedroom family home. Beautifully presented it has a garage, driveway parking, delightful garden and offers easy access to Bristol and beyond.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

All mains services

- Approx. 2,187 Sq Ft (Inc Garage) Of Flexible Family Accommodation
- Beautifully Presented Unique Detached Family Home With Underfloor Heating Throughout
- Large Open Plan Reception Room With Doors Leading To A Balcony
- 4 Double Bedrooms And 4 Bathrooms (3 En-Suite)
- Beautifully Landscaped Gardens
- Electric Gated Entrance And Large Driveway With Parking
- Double Garage With Under Floor Heating
- Central Village Location
- Excellent Local Facilities With Popular Primary And Secondary Schooling
- Easy Access To Bristol Airport, M5 And Mainline Railway Services (London From 112 Mins)







The Lodge, Ladywell

Wrington, Bristol

The Lodge is a beautifully designed, individual family home set on a quiet road in the heart of the popular village of Wrington, just a short distance from the village centre. Built in the 1990's, the property features an attractive upside-down layout with contemporary styling, offering four double bedrooms, versatile and free-flowing reception areas, a double garage, ample driveway parking, and a beautifully landscaped garden. The home is approached via electric gates, which lead to an appealing brick-paved driveway and reveal the property's charming stone façade and wrought iron balcony. Stairs, also adorned with wrought iron railings, rise to the front entrance.

Entering into the spacious hallway with smart Karndean flooring and a practical cupboard for coats and shoes one is immediately struck by how big windows allow natural light to flood the reception space and rooms beyond.

The kitchen, positioned to the left, features elegant grey cabinetry complemented by granite overlay worktops, providing a generous range of both floor and wall units. Integrated appliances include two fridges, a dishwasher, an electric oven, a gas hob, and a built-in wine rack. Stunning views from the kitchen encompass the village church and stretch to the Mendip Hills in the distance.

On this floor there is also a family bathroom with plenty of storage and a bath with overhead shower. Additionally, bedroom two is situated here, offering generous proportions, extensive fitted wardrobes, a dual aspect creating a bright and welcoming feel, together with an en-suite shower room.

The primary reception space is a spacious, open-plan sitting and dining room. A cosy inset log burner serves as a focal point in the sitting area, which also benefits from sliding doors opening onto a raised terrace with views of the attractive front garden, including an unusual Indian Beam tree and the village church beyond.





The dining area features French doors that lead to a rear garden terrace, perfect for dining outdoors.

Stairs from the hallway lead down to further bedroom accommodation. The principal bedroom suite includes a spacious bedroom, plentiful fitted wardrobes, a dressing area, and a well-appointed en-suite bathroom with additional storage and a three-piece suite including a bath.

Bedroom Three, another double room, features a recently renovated en-suite with a walk-in shower. Bedroom Four, currently arranged as a snug, provides another generously sized space and benefits from an adjoining sunroom, currently utilized as a gym, with independent double-door access to the driveway—ideal for teenagers or dependent relatives.

Completing the ground floor is a practical utility room, equipped with plumbing for a washing machine and space for a tumble dryer.

Outside

Outside, the property is accessed from a private road through electric gates, opening onto a brick-paved driveway bordered by greenery. The driveway provides substantial parking and has a lawned garden area on the right-hand side, a seating area, and a summer house with an adjacent log storage shed. The rear garden features a lovely herbaceous border and a patio area, ideal for barbecues or al fresco dining, along with a convenient coal shed.

The Lodge also has double garage with underfloor heating.



The Lodge, Ladywell

Wrington, Bristol

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.)

Directions

From leaving Robin King Estate Agents office in Congresbury turn right at the traffic lights and continue straight through the second set of traffic lights towards Bristol. Continue past Tesco and turn right onto Wrington Road and follow the road to Wrington Village centre. When you have reached the centre continue to follow Broad Street and take the right turn just before Trug Flowers continuing onto Broad Street. Turn right into Ladywell and follow the road. On the right is a private road and the property will be found at end of the private road.



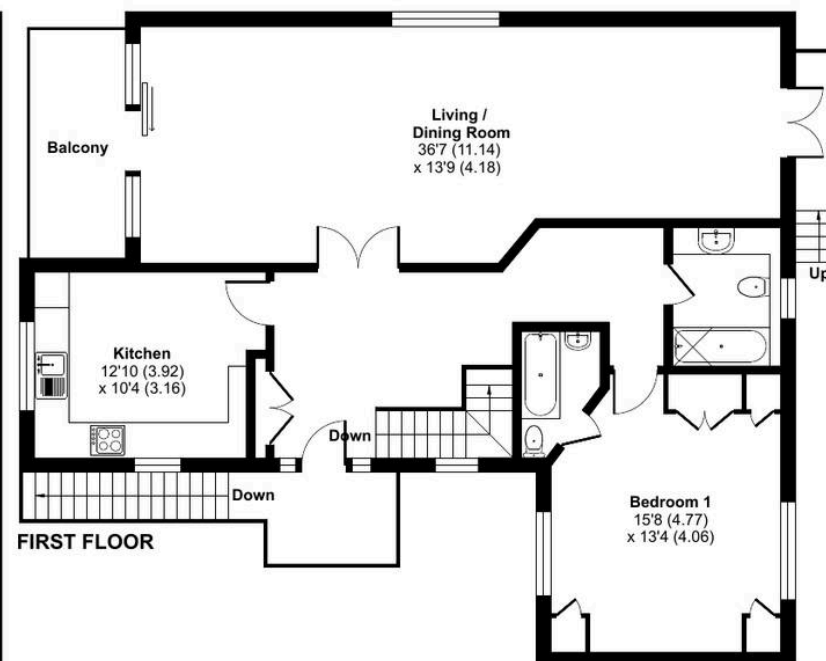
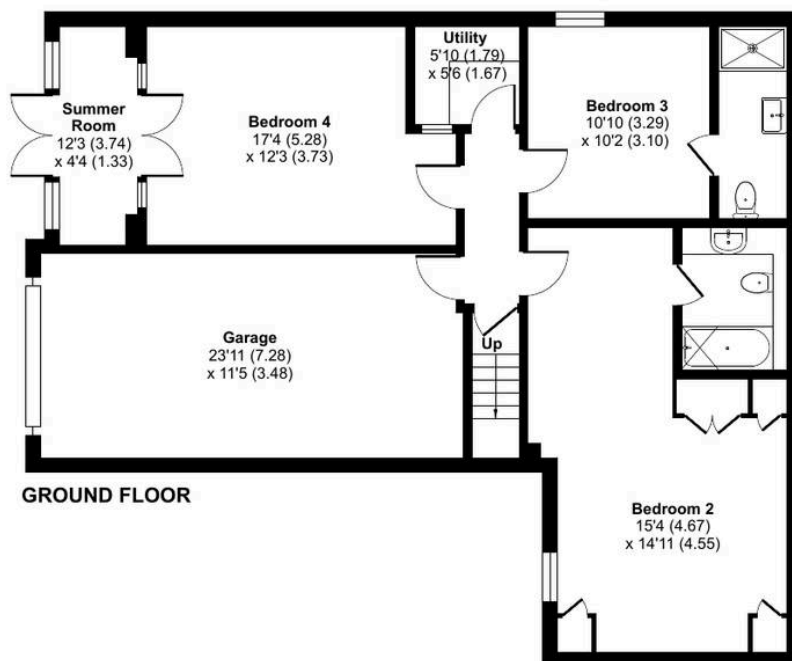
The Lodge, Ladywell, Wrington, Bristol, BS40

Approximate Area = 1918 sq ft / 178.1 sq m

Garage = 269 sq ft / 24.9 sq m

Total = 2187 sq ft / 203 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). © nchecon 2025. Produced for Robin King LLP. REF: 1280953

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