



3 Wiltons

Wrington, Bristol

A recently refurbished and spacious four bedroom detached home offering flexible living, a generous garden, garage and light filled interiors. Set in a peaceful setting enjoying open countryside views it is ideal for comfortable modern family life.

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

All Mains Services

- Approx. 1260 Sq.ft accommodation and garaging
- Recently updated and well maintained throughout
- Four double bedrooms (one with en-suite)
- Dining area flowing into bright conservatory
- Utility room, downstairs WC, and study nook/boot room
- Generous front and south facing rear gardens with decked seating area
- Garage and driveway parking
- No onward chain
- Popular village with excellent primary schooling
- In catchment for Churchill Academy Close proximity to mainline railway/M5/Bristol Airport







3 Wiltons

Wroughton, Bristol

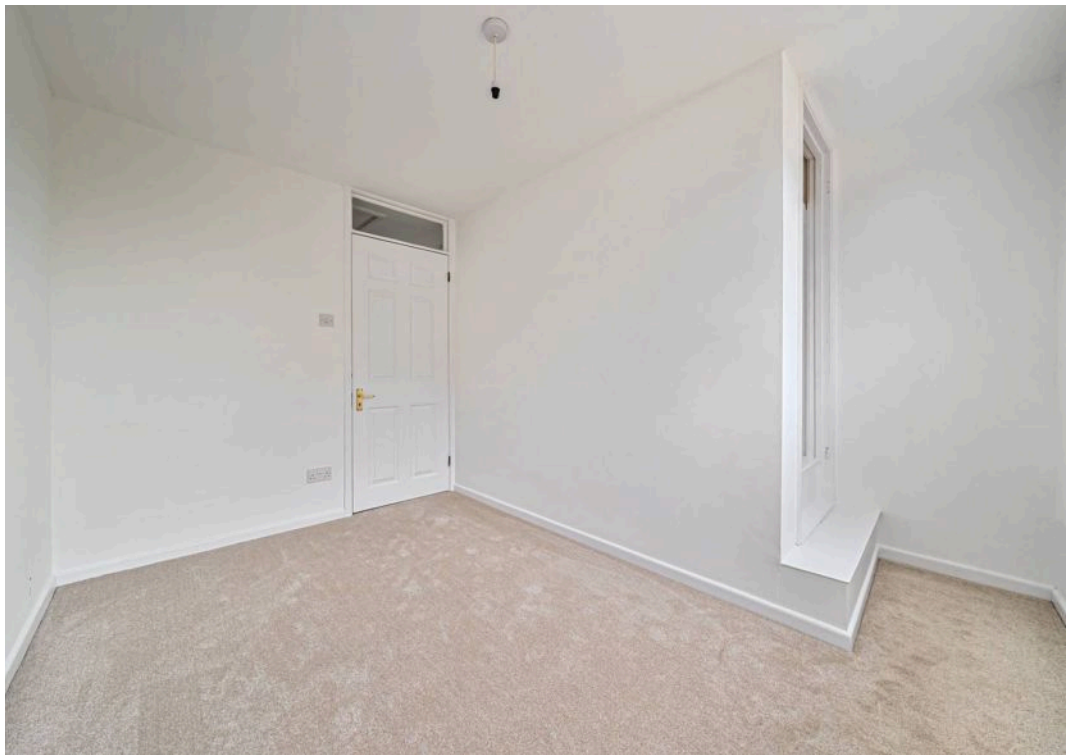
Beautifully updated and offering spacious, flexible accommodation throughout, this attractive four bedroom detached home enjoys a generous plot in a peaceful residential setting with lovely open views to the front. Recently modernised and thoughtfully maintained, the property is an ideal family home with light filled living spaces, a large garden, garage, and convenient access to local amenities and countryside.

A welcoming front door opens to a spacious and light hallway, with an understairs storage area and stairs rising to the first floor. To the left, a well proportioned living room features a central fireplace and a large front facing window that floods the space with natural light while offering open views across neighbouring farmland. The tasteful, neutral décor continues throughout the house, creating a calm feel.

To the rear of the property is the kitchen, which is fitted with traditional painted wooden units, solid oak worktops, a double oven, electric hob, integrated dishwasher, chrome towel radiator, and has space for a freestanding fridge

To the left, the kitchen opens into a large open plan dining area which flows directly into the conservatory. This substantial, bright space is ideal for entertaining and family life, with French doors opening onto a raised decked area overlooking the garden.

To the right of the kitchen is a small rear lobby with direct access to the garden, perfect for muddy boots or pets. Off this space is a useful utility room with a Belfast sink and space for a washing machine and tumble dryer, as well as a separate WC. There is also an area suitable for a study nook or boot room, along with internal access to the garage. The garage is equipped with lighting and electricity and features an up and over door.



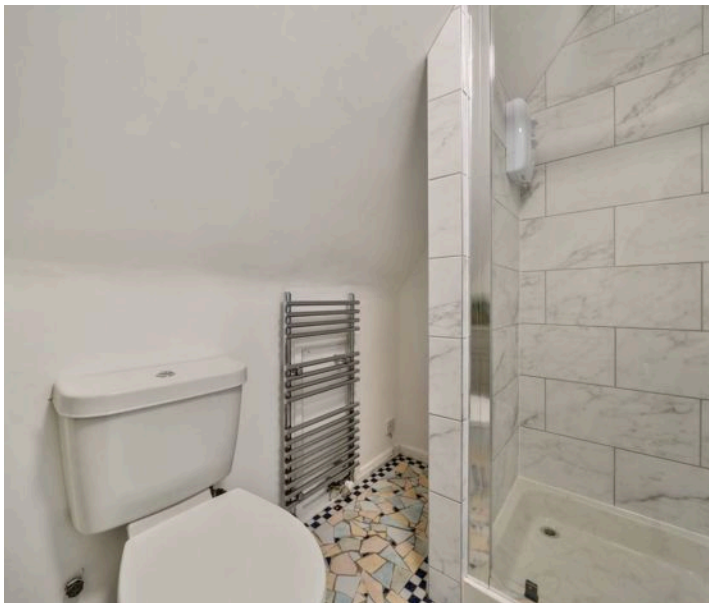


Upstairs, the home offers four generously sized double bedrooms and two stylish bathrooms. The principal bedroom enjoys superb open views to the front and benefits from a modern en-suite shower room with a white suite, shower cubicle, and vanity unit with built in storage. Bedroom three also faces the front and has useful eaves storage and cleverly designed hanging space positioned above the stairs. Bedroom two is a bright, comfortable double room, while bedroom four includes a built in cupboard with access to additional storage behind the airing cupboard tank.

A well appointed family bathroom features a white suite with a bath and shower over, complemented by elegant tongue and groove panelling that adds charm and character. An airing cupboard is located off the landing, providing additional practical storage.

Outside

The property has a large front garden, mainly laid to lawn with established shrubs, driveway parking, and access to the garage. A wide side path provides easy access to the rear garden, ideal for bins or bikes. The south-facing rear garden is generous and very private, with a raised decked area perfect for outdoor dining, which leads down to a main lawn bordered by mature trees and ready for planting.



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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.

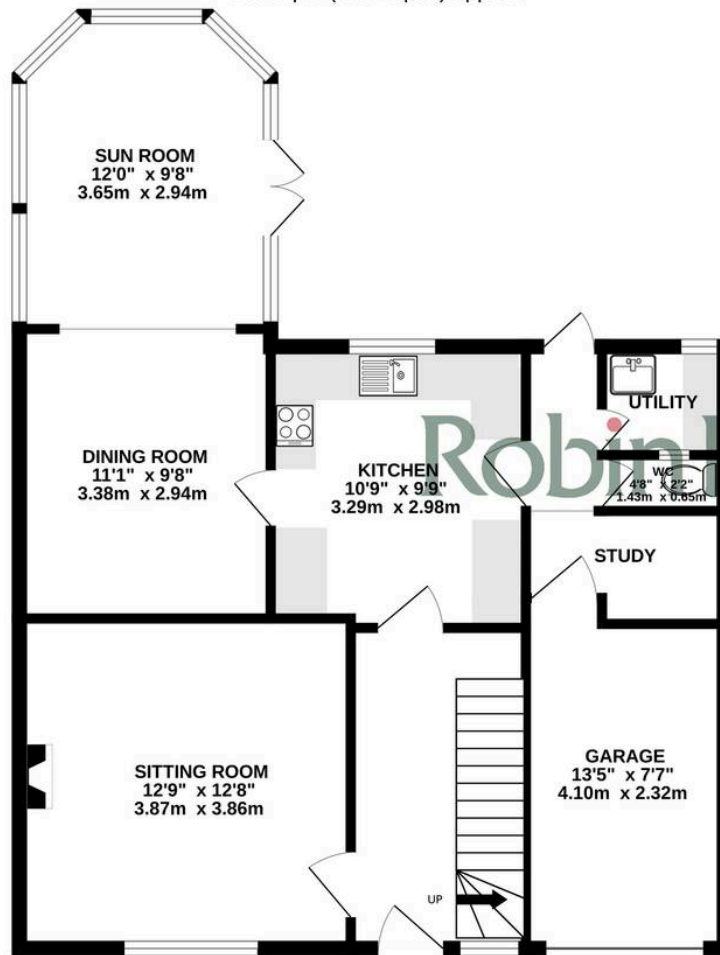
(All distances/times approx.)

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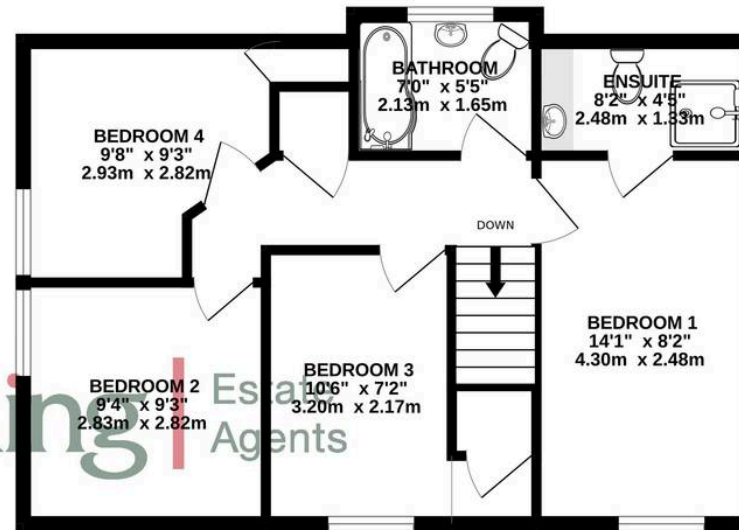




GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1260 sq.ft. (117.1 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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