



1 Kent Hollow, Kent Road

Congresbury, Bristol

A stylish four-bedroom end-terraced home with landscaped garden and driveway parking. Set in central Congresbury, it offers modern interiors, easy access to local amenities, and excellent transport links to Bristol and beyond.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

All Mains Services

- Approx. 1140 Sq.ft accommodation
- Superb four bedroom property (one en-suite)
- Magnificent open plan kitchen/living/dining room
- Modern contemporary styling throughout
- Private garden
- Positive input ventilation system (PIV)
- Full fibre broadband connection
- Within catchment area for well regarded primary and secondary schools
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







This beautifully presented and thoughtfully designed four-bedroom family home offers spacious and versatile living accommodation throughout. Finished to a high standard, this property seamlessly combines practical features with stylish touches, perfect for modern family life. The house also benefits from a positive input ventilation system (PIV), promoting improved air quality and a healthier indoor environment, along with a high-throughput extraction system to shower rooms and utility spaces for added ventilation and comfort.

Upon entering, you are welcomed into a bright and inviting hallway, where you'll immediately find a large built in storage cupboard, ideal for coats and shoes, as well as a useful under stairs storage area. Engineered oak flooring flows effortlessly from the hallway through to the main reception spaces, creating a warm and cohesive feel.

Directly ahead, a door leads to the utility room and downstairs WC, a well-planned space with plumbing for both a washing machine and tumble dryer, generous cupboard storage, and smart contemporary finishes. Practical elements such as a Bosch/Worcester boiler, Smart meters for gas and electricity, and LED lighting throughout support low running costs. Further energy-efficient features include double glazing, an insulated beam and block ground floor, additional loft insulation, and photovoltaic (PV) solar panels, all contributing to year-round comfort and energy efficiency.

From the hallway, step into the heart of the home: an impressive open-plan kitchen, dining, and living area. This stunning, sociable space is flooded with natural light and features clearly defined zones for cooking, eating, and relaxing. The well-appointed kitchen includes a Neff gas hob, double Neff electric oven, and ample space for a freestanding fridge freezer.

A solid oak worktop on the central island adds both warmth and functionality, providing additional prep space and a focal point for entertaining. The kitchen is completed with Blanco sinks and Hansgrohe taps, reflecting the quality throughout.





French doors from the kitchen area open directly onto a porcelain patio, creating a seamless indoor-outdoor connection, ideal for alfresco dining and summer entertaining. The lounge area offers a welcoming retreat with plenty of space for comfortable furnishings, complemented by space for a large bespoke storage unit (inclusion subject to confirmation), ideal for media storage or display.

Upstairs, the property offers four well-proportioned bedrooms. Three are generous doubles, and the fourth is a good-sized single, ideal as a child's room or home office. The principal bedroom benefits from sleek, fitted wardrobes with solid oak doors, space for a 32" TV, and a stylish en-suite shower room featuring a modern white suite with a large shower cubicle and Hansgrohe fittings. Habit 50mm custom-fit blackout blinds add further comfort and control.

Bedroom two also includes fitted wardrobes, and along with the remaining bedrooms, is served by a contemporary family bathroom fitted with high-quality Duravit porcelain sanitaryware and Hansgrohe taps and fittings, offering both style and durability. Completing the upper floor is an airing cupboard, providing extra storage for linens and towels.

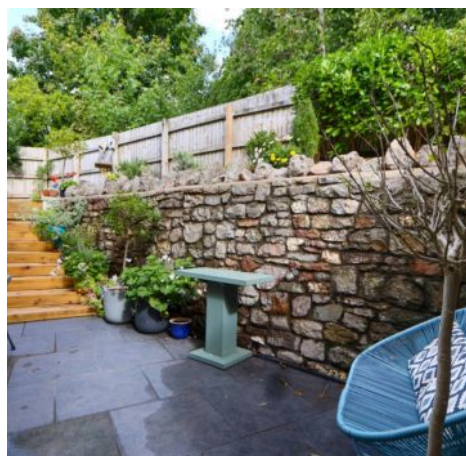
Outside - The garden offers a wonderful sense of privacy, enhanced by mature trees and established shrubs that create a natural, secluded feel. A well maintained lawn, bordered by solid wood sleepers, forms the central green space, while a large, hand built workshop, complete with lighting and power, adds excellent functionality for hobbies or storage.



To the side of the house, a charming courtyard style patio provides a peaceful spot to sit and relax, featuring a beautiful stone wall and timber steps that lead up to the main garden. There is also convenient gated side access, allowing easy passage to the front of the property.

At the front, the home benefits from driveway parking and an attractive gravelled area with large raised beds, adding kerb appeal and a welcoming first impression. In addition to the driveway, there is also plentiful on-street parking available, providing further convenience for residents and visitors alike.

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.).

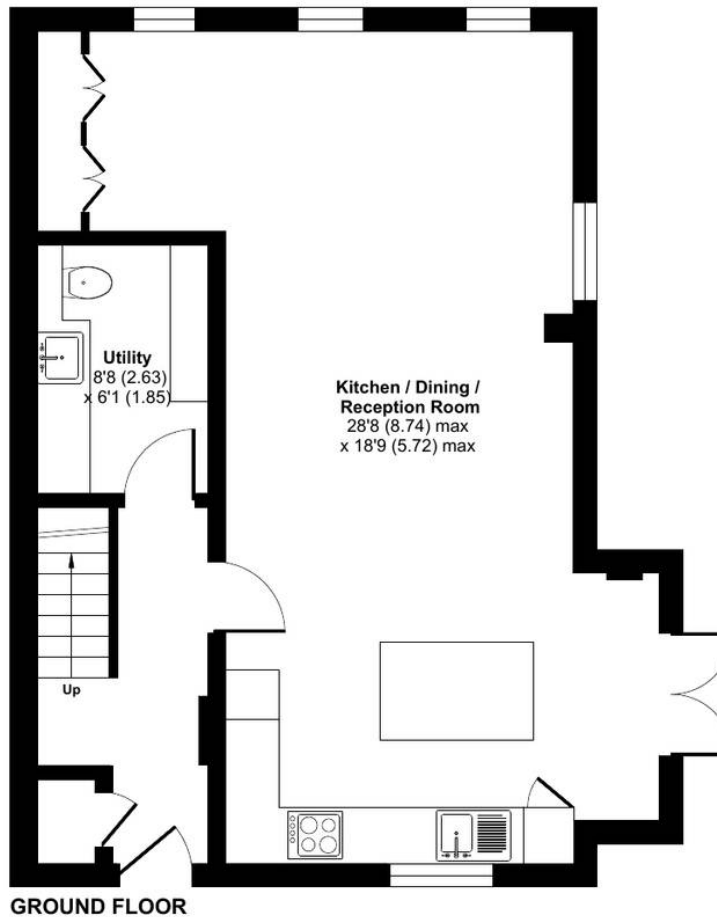




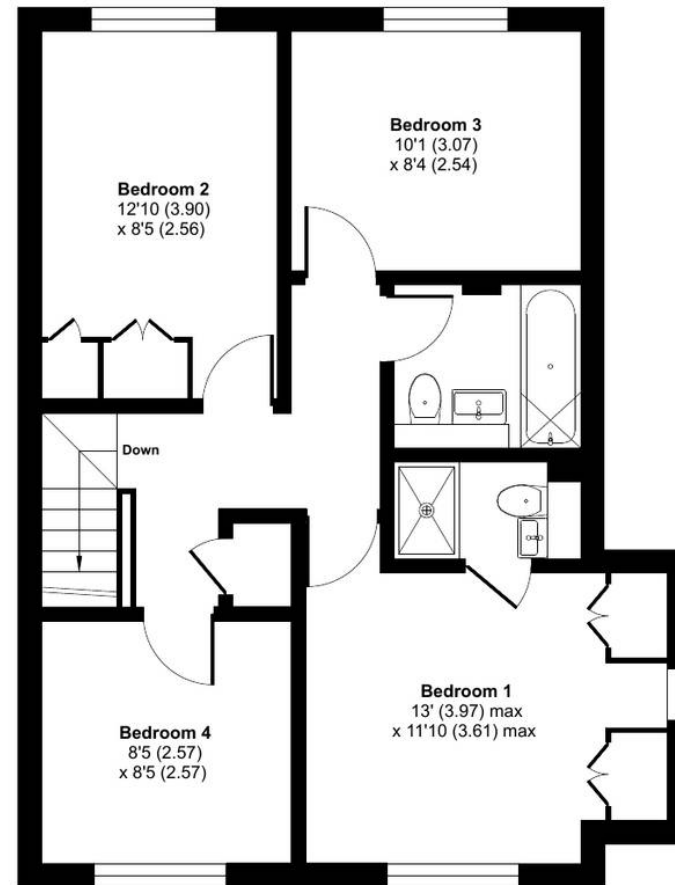
Kent Road, Congresbury, Bristol, BS49

Approximate Area = 1140 sq ft / 105.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1345187

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