



24 Stonewell Grove

Congresbury, Bristol

A well presented 3 bed semi-detached home in a quiet Congresbury location, featuring a rear kitchen/diner, spacious living areas, loft potential, private garden & driveway parking, a perfect mix of modern living and village charm

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

All Mains Services

- Approx. 1210 sq.ft accommodation
- Open plan kitchen/diner
- Three well sized bedrooms
- Spacious sitting room with gas fire
- Large conservatory with garden access
- Converted garage providing flexible additional living space
- Utility room and modern downstairs cloakroom
- Driveway parking for multiple vehicles
- Within catchment area for well regarded primary and secondary schools
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







24 Stonewell Grove

Congresbury, Bristol

24 Stonewell Grove is a well maintained three bedroom semi-detached home, set in a peaceful residential area close to Congresbury's village centre, countryside walks, and local amenities.

A practical entrance porch provides space for coats and shoes and opens into a welcoming hallway with solid oak flooring. The hallway also benefits from a useful understairs storage cupboard.

To the right, a step leads down into the converted garage, now a bright and versatile room featuring a large window and a newly fitted cloakroom. This space is ideal as a home office, guest bedroom, or playroom.

Further along the hallway, to the left, is a stylish and spacious sitting room. A beautiful gas fire with a classic surround creates a warm focal point, making this an inviting place to relax and unwind.

At the rear of the home, the kitchen/diner spans the full width of the property. It offers a good range of units, an integrated fridge and dishwasher, a large oven, and space for a fridge/freezer. A door from the kitchen leads to the side of the property and across to a utility area, formerly the rear of the garage, providing plumbing and space for a washing machine and tumble dryer, keeping the main kitchen area clutter-free.

Patio doors open from the dining area into a large conservatory, a bright and flexible room with sliding doors leading into the garden, perfect for year round use.



Upstairs, a bright landing leads to three well proportioned bedrooms. The master features a large front facing window, the second is a spacious double and the third is a generous single with built-in wardrobes, bed frame and desk.

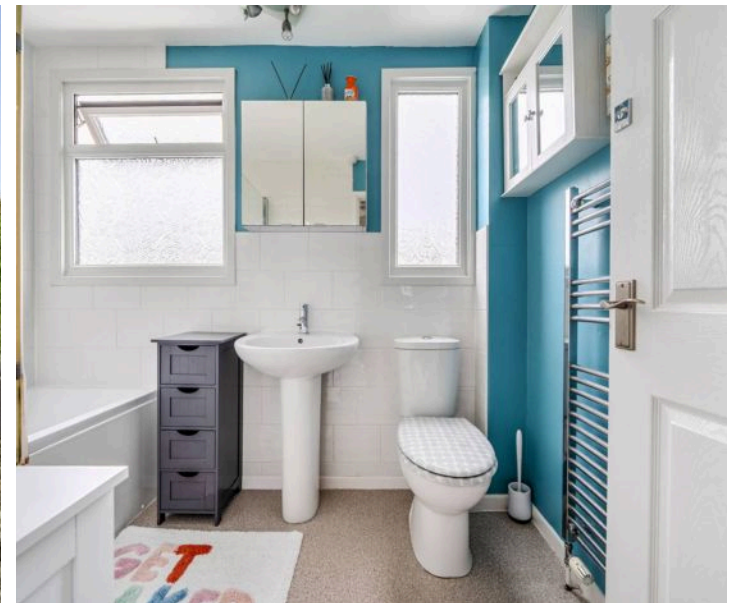
The family bathroom is fitted with a white suite, including a shower over the bath. A pull-down ladder on the landing provides access to the loft, which offers excellent storage and the potential, subject to the necessary permissions, for conversion into an additional bedroom or study.

Outside

The front of the property features a driveway with parking for several vehicles. The rear garden is well designed for outdoor living, with a raised decked area ideal for dining and entertaining, a lawn, raised planter, and a useful garden shed.

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.)



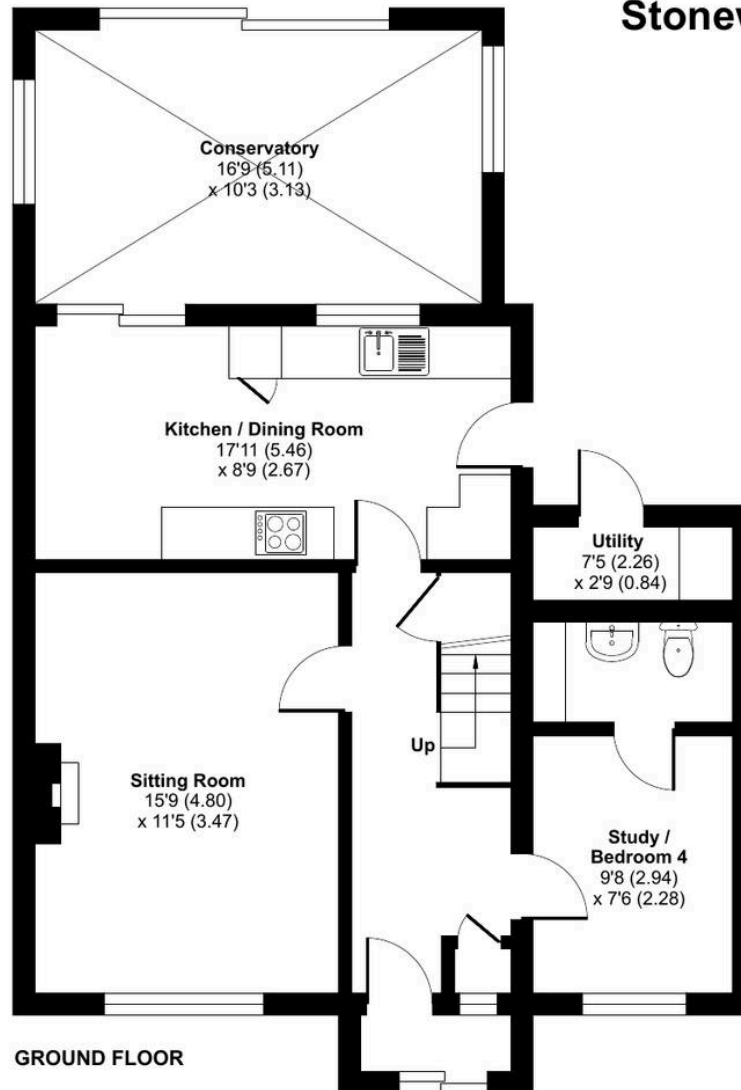
Stonewell Grove, Congresbury, Bristol, BS49

Approximate Area = 1210 sq ft / 112.4 sq m

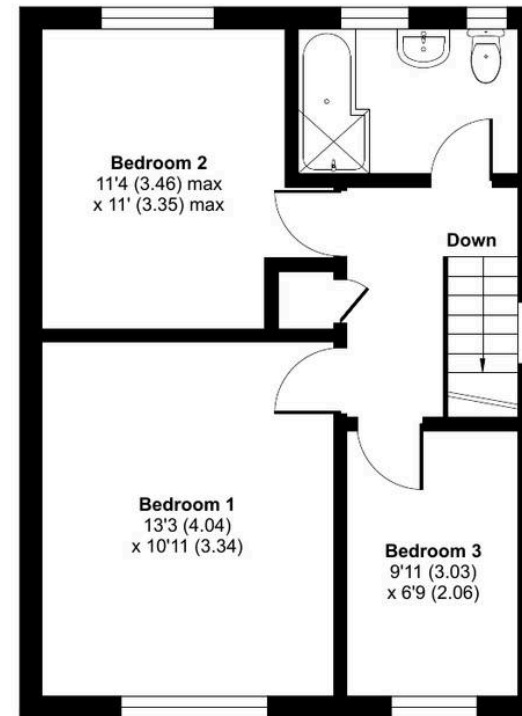
Utility = 21 sq ft / 1.9 sq m

Total = 1231 sq ft / 114.3 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: 1361981

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