

# Stockmead

Bristol, BS40 5JB

COOPER  
AND  
TANNER



## £375,000 Freehold

Set in the heart of Langford is this well proportioned four bedroom family home. The property benefits from ample living space, front and rear gardens, four bedrooms, family bathroom and a cloakroom.

# Stockmead

## Bristol

### BS40 5JB

 4  2  2 EPC TBC

## £375,000 Freehold

### DESCRIPTION

Set in the heart of Langford is this well proportioned four bedroom family home. The property benefits from ample living space, front and rear gardens, four bedrooms, family bathroom and a cloakroom.

Entering the property from the front you are welcomed into a hallway that provides access into all the ground floor rooms. The living room is a large front aspect room with a large front facing window with patio doors opening out to the rear garden. The kitchen is the hub of the home and provides space for a table. The kitchen is fitted with space for an oven with an integrated fridge, freezer and dishwasher. The kitchen benefits from a window that over looks the garden, a side door and is fitted with a selection of wall and base units. The ground floor is completed with a handy utility room and a cloakroom with WC and basin.

The first floor houses the four bedrooms and the family bathroom. There are two larger bedrooms both at the front of the property with the principle bedroom benefiting from an over stair storage cupboard. There are two further bedrooms at the rear and benefiting from garden views. There is a well equipped bathroom with a WC, basin and a panelled bath with overhead shower. The first floor is completed with a handy landing cupboard.

### OUTSIDE

Entering from the road you are welcomed onto a driveway that provides off street parking for a vehicle. There is a pedestrian gate that leads into a front garden which is a great place to enjoy the surroundings or for children to play safely. The frontal area is mostly laid to lawn with a pathway leading to the front door and is decorated by a selection of mature flowers. The rear garden can be accessed from the front through a wooden gate and is fully enclosed. The rear garden is mostly laid to lawn with a pathway

linking along the border of the house. There is currently a handy wooden shed with a further storage area. The rear garden is decorated with raised beds adding colour to the garden and currently benefits from a vegetable patch.

### LOCATION

The village of Langford offers local amenities including; local shop & fuel station, Public Houses, restaurants and an excellent Primary School. The neighbouring village of Churchill offers a Post Office & Secondary School. For a wider range of attractions & amenities the tourist town of Weston-Super-Mare lies just a few miles West, and the City of Bristol is just 13 miles away

### TENURE

Freehold

### COUNCIL TAX

Band B

### SERVICES

All mains services

### VIEWINGS

Strictly by appointment only - Please call Cooper and Tanner

### DIRECTIONS

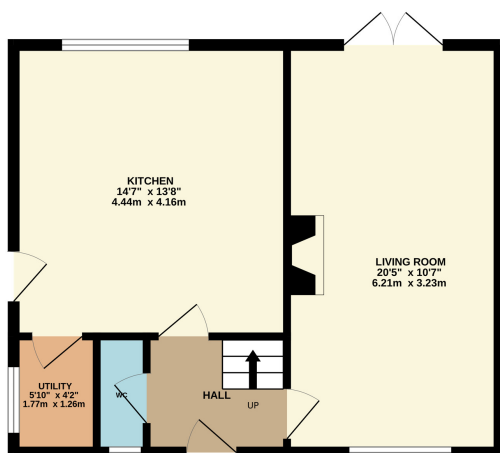
Travelling north along the A38 towards Bristol go across the traffic lights at Churchill into Bristol Road. Take the first turning left into Ladymead Lane and follow the road bearing right into Pudding Pie Lane. If you turn left into Stockmead and the property can be found on the left hand side.



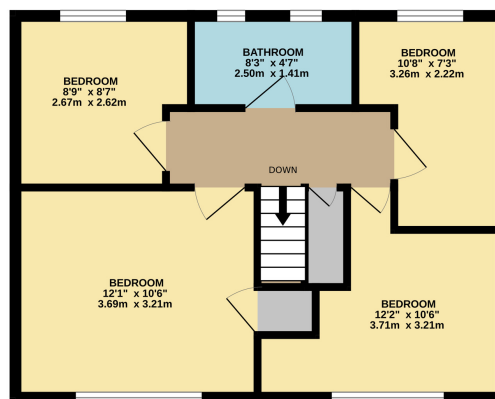




GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2025

## CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

[cheddar@cooperandtanner.co.uk](mailto:cheddar@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the same as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

