

'The Calder', Muntjac Road, Langford. BS40 5AG

£500,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

House Fox Estate Agents are proud to present to the market a new, four-bedroom, detached, family executive residence built by Crest Nicholson in 2022 to 'The Calder' design within the popular Langford Fields Development.

Langford Fields offers the perfect balance: fine quality homes which are ideally suited to today's demands, nestled in the heart of the Somerset countryside. With green vistas and attractive open spaces including footpaths and play parks, this is a relaxing location intricately linked to nature and the traditional surroundings of Langford village. The close proximity to the Mendip Hills provides numerous attractions. The Iron Age hill fort Dolebury Warren, Rowberrow Warren nature reserve and Blagdon Lake and Organic Gardens are all within easy reach. And days out in the hills can be activities, Bristol is less than half an hour's drive away, as is the lively seaside town of Weston-super-Mare. And for shopping there is exceptional choice, from local boutiques and antique shops to Bristol's Cabot Circus and Cribbs Causeway. A fantastic home, a beautiful setting, and offering such extensive variety, Langford Fields has it all, complemented with some delicious food, perhaps at the Yeo Valley Canteen or Lillypool Cafe and Farm Shop, both of which command impressive views over stunning countryside - or fine local cuisine at the 'ethical restaurant' The Ethicurean. Set in 40 acres of countryside, nearby Puxton Park provides more invigorating day out: an all-weather adventure park, soft play, aerial climbing and slides. And with the Mendip Snowsport Centre also close by, you won't be stuck for adventure. With an internationally renowned selection of culture and additional leisure.

FEATURES

- 360 Virtual Tour Available!
- 'Langford Fields Development'
- Executive Detached Family Residence
- Four Bedrooms
- Two En-Suites
- Built in 2022 to 'The Calder' Design
- Three Reception Rooms
- Garage & Off-Street Parking



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

5' 4" x 14' 8" (1.63m x 4.47m)

Snug

12' 5" x 9' 3" (3.78m x 2.82m)

Kitchen/Dining Room

15' 9" x 14' 0" (4.80m x 4.27m)

Living Room

14' 3" x 12' 4" (4.34m x 3.76m)

Hallway

6' 8" x 4' 4" (2.03m x 1.32m)

WC

5' 1" x 4' 4" (1.55m x 1.32m)

Home Office

8' 9" x 6' 3" (2.67m x 1.91m)

First Floor

Landing

11' 6" x 3' 2" (3.51m x 0.97m)

Bedroom One

9' 1" x 12' 5" (2.77m x 3.78m)

Dressing Room

5' 0" x 5' 3" (1.52m x 1.60m)

En-Suite

6' 4" x 5' 5" (1.93m x 1.65m)

Bedroom Two

12' 0" x 10' 11" (3.66m x 3.33m)

En-Suite

3' 10" x 7' 3" (1.17m x 2.21m)

Bedroom Three

8' 9" x 12' 5" (2.67m x 3.78m)

Bedroom Four

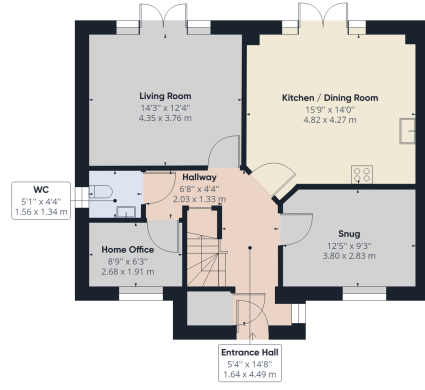
6' 10" x 8' 10" (2.08m x 2.69m)

Family Bathroom

6' 1" x 10' 11" (1.85m x 3.33m)



FLOORPLAN & EPC



Floor 0 Building 1



Approximate total area⁽¹⁾
1402.81 ft²
130.32 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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