

Birch Drive

Langford, BS40 5HG

COOPER
AND
TANNER



£545,000 Freehold

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DESCRIPTION

Beautifully presented and in a desirable position in the popular village of Langford is this well proportioned four bedroom executive family home.

Entering the property from the front you are welcomed into a spacious hallway that provides access into most of the ground floor rooms and to the first floor. The living room is a large front aspect room with sliding doors leading to the conservatory, access into the kitchen and is warmed with a multi use open fire. The Conservatory is a rear aspect room with panoramic views of the garden with windows overlooking and doors at the side opening out. The kitchen is a bright and modern rear aspect room with bi fold doors opening to the rear. The kitchen is fitted with a selection of wall and base units and has integrated appliances, space for a table and sitting area and access into the utility room. The utility room leads to the garage and has space for appliances with a window overlooking the garden. The ground floor is completed with a cloakroom, located by the front door with a WC and basin and a front aspect study with a bay window.

The first floor houses the four bedrooms and the bathroom facilities. The principle bedroom is a large front aspect bedroom and benefits from mirrored wardrobes which are accessed through sliding doors and its own en suite shower room with vanity sink and WC. There are two further rear aspect double bedrooms and another bedroom located at the front of the house with built in wardrobes. All the bedrooms benefit from shutter blinds. The first floor is completed with a family bathroom with a panelled bath, vanity sink and a WC. The house is warmed by oil central heating

OUTSIDE

Accessing the property from the front along the shared driveway you are welcomed onto a block paved drive that provides off street parking. There is a level front lawn which is laid to grass and is coloured by a selection of potted plants. The garage is accessed through an electric door and is a great space to park further vehicles or use as a workshop. The garage benefits from power and lighting with access into the utility room and into the rear garden. The rear garden is fully enclosed and is a good entertaining space. The garden is mostly laid to lawn with a patio area, side access, a selection of mature flowers and plants which border the garden and fill the garden with colour. The garden is south facing and further benefits from an outside tap and oil tank which is concealed by fencing.

LOCATION

The highly favoured and convenient village of Langford is nestled in the beautiful North Somerset countryside. Local facilities include the supermarket and filling station a short distance away and the village itself has a popular public house, outdoor clothing store and hairdressers. There is also a new doctor's surgery which has recently opened in Pudding Pie Lane. There is a primary school at Churchill (and secondary schooling at Churchill Academy and Sixth Form Centre (together with its modern sports complex. The area around is renowned for its beauty and offers a range of country pursuits including sailing, fishing, dry skiing and sports facilities and for those interested in horse-riding a wide range of equestrian pursuits are available. Langford is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.

TENURE

Freehold

SERVICES

Mains electricity, mains water, mains drainage, oil central heating.

COUNCIL TAX

Band F

LOCAL AUTHORITY

Somerset County Council

VIEWINGS

Strictly by appointment only- Please call Cooper and Tanner

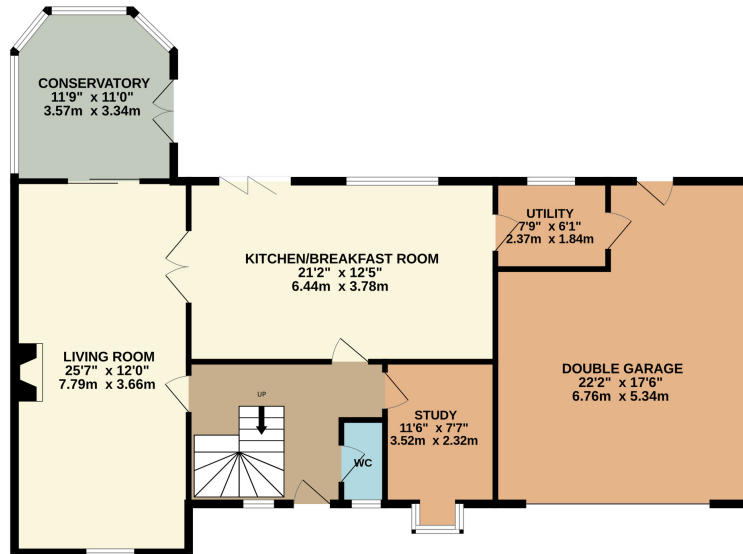
DIRECTIONS

Travelling from Touts on the A38, take the junction there, and then left at the mini roundabout into Stock Lane. Take the first left into Pudding Pie Lane and fourth left into Broadoak Road. Take the first left and then the first right into Birch Drive. The property will then be found at the very end on the left hand side.

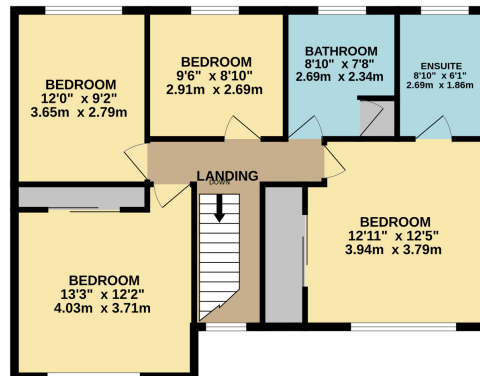




GROUND FLOOR
1284 sq.ft. (119.3 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 2033 sq.ft. (188.8 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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