



SANDFORD ROAD, WINSCOMBE, NORTH SOMERSET. BS25 1JJ



£575,000 FREEHOLD

Passionate about Property

Magnificent four bedroom detached home with a double garage, West facing rear garden and panoramic views to the rear, within walking distance of the Strawberry Line and all the village has to offer! Call now to view!

Description

A stunning home, that has been beautifully cared for and improved by the present owners. Situated in a convenient position along Sandford Road, the property provides large contemporary living areas that include a lounge with dual aspect windows and French doors, and a super open plan dining room and kitchen with French doors to garden. On the ground floor there is also a utility room and separate WC. Upstairs this executive home offers four double bedrooms with the principal two having en-suite shower rooms. There is an additional family bathroom on this floor also. Externally there are pretty cottage style sunny gardens, a double garage, driveway and additional residents and visitor parking shared by the three houses.

Location

The property is situated on Sandford Road, within the sought after Mendip Village of Winscombe which has a range of facilities on offer, these include: Newsagents, Supermarket, Bakers, Butchers, Library, Public House, Hairdressers, Doctors, Dentist and Veterinary Surgery, 'Take Aways' and a Chemist. The village also has a Primary School and Sports Club. Winscombe is close to the Mendip Hills and is surrounded by beautiful countryside providing excellent riding and walking opportunities. There are several lakes located within the area which cater for sailing and fishing enthusiasts and there is a Dry Ski Slope and Equestrian Centre in Churchill. The popular Churchill Community Foundation School with Sixth Form Centre is within 3 miles which also benefits from a Sports Centre and Swimming Pool. There are a number of private schools available in Sidcot, Bristol, Bath and Wells. Winscombe is ideally situated for the commuter and is convenient to for Bath and Bristol.

Directions

From the centre of Winscombe with Farrons office on your left and Ian Studley Motors on the right, turn left onto Sandford Road. The property will then be found opposite the turning to Wimblestone Road.

Entrance Hall

Entrance door with double glazed panels. Karndean flooring. Carpeted stairs to first floor. Radiator. Under-stairs storage cupboard. Doors to:

Downstairs WC

Double glazed window to front. WC. Pedestal wash basin. Radiator. Karndean flooring.

Living Room (21' 06" x 12' 06") or (6.55m x 3.81m)

A gorgeous living room with dual aspect window and French doors to the rear garden. Carpeted floor. Log burning stove. Two radiators.

Utility (7' 09" x 7' 08") or (2.36m x 2.34m)

Range of wall and base units with a work surface over and sink inset. Space for a washing machine. Radiator. Double glazed composite door to garden. Karndean flooring

Open Plan Kitchen/Dining Room (21' 10" x 16' 09" Max) or (6.65m x 5.11m Max)

A fabulous room to entertain in and enjoy, that has been recently remodelled by our vendors. Flooded with light through dual aspect double glazed windows to front and a range of windows and a door to the rear garden. The dining area has two double radiators, and opens into the updated kitchen, that has an extensive range of wall and base units and a large kitchen island with a sink inset and a built in dishwasher. All finished with granite work surfaces over. Further built in appliances include the fridge/freezer, five ring gas hob with extractor hood and two built in 'Neff' ovens. LED spotlights. TV point. Under-unit electric heater. Worcester Bosch gas boiler with a further 5 years warranty.





First Floor Landing

Spotlights. Carpeted flooring. Radiator. Loft access. Doors to:

Master Bedroom (16' 02" x 10' 08") or (4.93m x 3.25m)

A lovely master suite with a double glazed window to rear offering an excellent view over neighbouring countryside. Radiator. Built in wardrobes. Archway with access to the en-suite and airing cupboard.

En Suite

Double glazed window. Radiator. Shower cubicle. WC. Pedestal wash basin. Karndean flooring. LED spotlights.

Bedroom 2 (12' 07" x 10' 02") or (3.84m x 3.10m)

Double glazed window providing hillside views. Built in double wardrobes and over-bed storage. Carpeted flooring. Radiator. Built in cupboard. Door to:

En Suite 2

Double glazed window. Radiator. WC. Pedestal wash basin. Shower cubicle. Radiator. Karndean flooring. LED spotlights.

Bedroom 3 (11' 04" x 10' 09") or (3.45m x 3.28m)

A comfortable double bedroom, with a double glazed window offering a hillside view. Carpeted flooring. Radiator.

Bedroom 4 (39' 6" x 29' 8" Max) or (12.05m x 9.04m Max)

Another excellent double bedroom, with a double glazed window offering a hillside view. Carpeted flooring. Radiator.

Garage & Parking (17' 09" x 16' 08") or (5.41m x 5.08m)

The double garage has two electric doors to front, power and light. There are two parking spaces on the driveway, as well as an additional parking space in the lay-by on the private driveway next to the property. There is also a visitors parking space here for the use of the three properties that the driveway serves.

Gardens

The front garden is bordered by a natural stone wall, with a well managed lawn, well maintained flower beds and gated access to the front.

The rear garden is West facing, with a lovely open feel due to not being overlooked at the rear. There is a stone paved area adjoining the property, a level lawn, pretty borders and access to the driveway and the double garage.


Agents note:

In March 2021 the house had a full render clean and algae protection applied which should protect for 5 years.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract