



GREENHILL ROAD, SANDFORD, NORTH SOMERSET. BS25 5PB



£400,000 FREEHOLD

Passionate about Property

Extended three bedroom detached cottage with a South facing garden, situated a short walk from local amenities and the primary school in Sandford. The property boasts spacious living accommodation that offers three reception rooms, a large family bathroom and off street parking for three vehicles.

Council Tax Band: E

Location

The property is situated on the popular Greenhill Road close to the surrounding countryside and wooded hillside, a designated area of outstanding natural beauty (AONB). The village has a range of amenities available including: Village General Store and Primary School (awarded 'outstanding' by Ofsted), Village Hall, 2 Churches and a very popular Public House/Restaurant. There are additional facilities available in the nearby village of Winscombe including: A variety of Retail Outlets as well as several Hairdressers and Beauty Treatment Clinics, a Public Library, Community Centre, Public House/Restaurant, Opticians, Doctor, Dentist and Veterinary Surgeries, several Take Away's and a range of Professional Practices. Of course, being close to the surrounding Mendip Hills provides excellent walking and riding opportunities and for the sailing and fishing enthusiasts there are several lakes in the area as well as the Bristol Channel. The property lies within the catchment area of the popular and sought-after Churchill Academy. Private schooling is available nearby in Sidcot and further afield Wells Cathedral School. Sandford is ideally situated for the commuter being convenient to Bristol, Bath and the seaside town of Weston-super-Mare. There are mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities. Access to the M5 Motorway network is available at Junction 21 (St Georges) or Junction 20 at Clevedon and Bristol International Airport is just a short drive away.

Directions

From Winscombe village centre with Farrons office on your left-hand side, turn immediately left onto the Sandford Road and proceed for approximately 1 mile. Proceed to the top of the hill leading onto Hill Road. Follow the road down into the village of Sandford and at the 'T' junction with Humphrey Motor Company straight ahead, turn right onto Greenhill Road. Proceed past the Village Hall on the right and the Primary School on the left and just before 'GAB' lawnmower centre on the left, the property can be found on the right-hand side.

Entrance Hall

Entrance from underneath the carport, through a upvc double glazed entrance door, radiator and multi-paned glass door leading out to the rear garden.

Downstairs WC

White suite with chrome fittings including: Low level W.C, pedestal wash hand basin and obscure glass window.

Living Room (21' 00" x 11' 04") or (6.40m x 3.45m)

Feature stone fireplace with slate hearth and inset log burner, two radiators, wall lights, television point and two upvc double glazed Georgian style windows to the front elevation, staircase rising to the first floor accommodation with storage cupboard under.

Dining Room (21' 00" x 10' 04") or (6.40m x 3.15m)

Upvc double glazed French doors and upvc double glazed Georgian style window overlooking the rear garden and wooded hillside beyond, radiator and built-in double cupboard.

Breakfast Room (9' 10" x 8' 06") or (3.00m x 2.59m)

Upvc double glazed Georgian style window to the side elevation, radiator and archway to the kitchen. Door to utility room.

Kitchen (14' 00" x 8' 02") or (4.27m x 2.49m)

Fitted with a range of painted hand made wooden wall and base units with glass display cabinets and shelving, complementing work-surfaces and inset single drainer stainless steel sink unit with chrome mixer tap. Space for electrical appliances including cooker, fridge and washing machine, recessed ceiling lights, wall mounted Potterton gas fired boiler supplying central heating and hot water, two upvc double glazed Georgian style windows overlooking the rear garden and wooded hillside beyond.





Utility Room (8' 06" x 7' 02") or (2.59m x 2.18m)

Fitted work surface with storage space under, space for electrical appliances, obscure glass upvc double glazed window to the side elevation and additional Georgian style window into the Carport.

Landing

Upvc double glazed window to the rear elevation with a delightful outlook across the rear garden and wooded hillside beyond, radiator and large walk-in airing cupboard with shelving, housing the hot water cylinder.

Bedroom 1 (18' 08" x 13' 03") or (5.69m x 4.04m)

Fitted with a range of corner wardrobe units with storage cupboards and vanity unit, two radiators and three upvc double glazed Georgian style windows each providing a delightful outlook across the rear garden and wooded hillside beyond.

Bedroom 2 (11' 00" x 9' 01") or (3.35m x 2.77m)

Upvc double glazed Georgian style window to the front elevation, radiator.

Bedroom 3 (10' 05" x 9' 02") or (3.18m x 2.79m)

Upvc double glazed Georgian style window to the front elevation, radiator and built-in wardrobe.

Bathroom (11' 03" x 9' 04") or (3.43m x 2.84m)

White suite with chrome fittings including: Panelled bath with mixer shower tap, fitted vanity unit with inset wash hand basin, work surface over and storage units below, glass corner shower unit with Mira mains fed shower, low level W.C, part tiled walls, radiator, ladder style towel rail and two obscure glass upvc double glazed windows to the front elevation.

Gardens

The property is approached via a paved driveway and carport providing off street parking with lighting. The paved front garden is enclosed by a natural stone wall with a gated side entrance to the lovely enclosed South facing rear garden.

The pretty rear garden is arranged over two levels with natural stone wall, timber and hedge boundaries. The garden is laid to lawn with a range of mature shrubs, planted borders and rockery beds. There is a timber garden shed and stone paved patio areas.

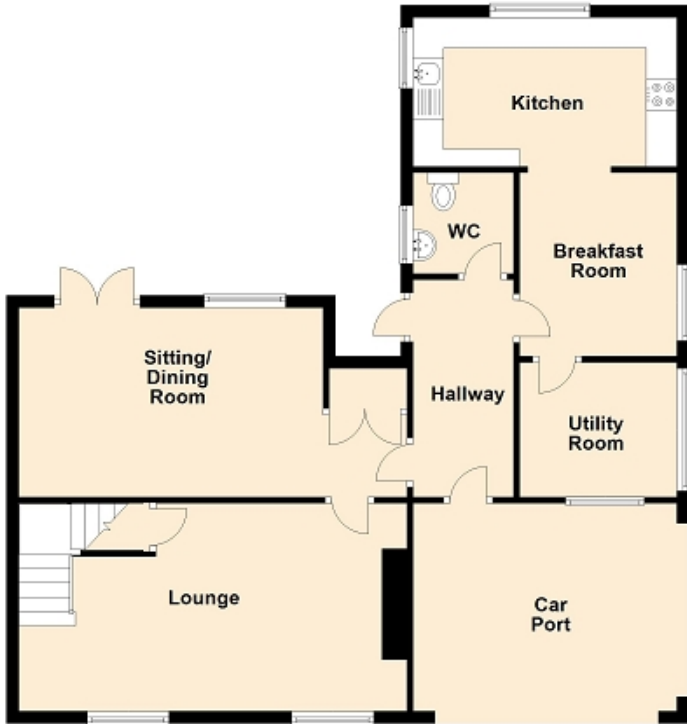
Parking

In addition to the parking available to the front underneath the carport, there is also a double width parking bay for two vehicles, situated to the rear of the property accessed by the private driveway to the left hand side of the property.




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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(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