



PIPPIN HOUSE, HILLYFIELDS WAY, WINSCOMBE, BS25 1AE

Superbly updated, stylish home in a tranquil village location, convenient for a wide range of facilities

Spacious accommodation of some 2,600 sq ft, complemented by a beautiful south-facing rear garden

Family home in Churchill School catchment area

‘Broken-plan’ ground floor accommodation, perfect for today’s way of living

Sitting room opening into garden room with bi-fold doors folding back to marry the inside and outside space

Kitchen/dining room with stylish units

Hobbies room (converted from garage)

Superb master suite across the full width of the house

Three further double bedrooms and generous family bathroom

Parking and carport to the front

Block built shed

Beautifully planted gardens, with the rear being south facing

Pippin House is perfectly located, just a short stroll away from the village centre, yet in a tranquil no-through road. The spacious accommodation measures some 2,600 sq ft and has been stylishly updated for today’s modern way of living, with an open plan layout. Winscombe is a highly sought after village offering a quality of life rarely found, and being close to rural walks.

An attractive front door leads into the porch, then through into the welcoming hallway, with its downstairs cloakroom off. The dining room is off to the right and has a wall mounted contemporary style electric fire and bay window.

Continue down to the end of the hallway, where the fantastic ‘broken-plan’ sitting room/garden room is a fantastic space, with the garden room having fold-back doors to completely marry the inside and outside space. There are also bi-fold doors from the sitting room through into the kitchen/dining room which has a great range of stylish units with built-in fridge and freezer, oven, grill and 5-ring hob, plus plumbing for dishwasher and washing machine and an island unit.

A useful addition to the accommodation is a great hobbies room, formerly a garage, which could serve a number of purposes e.g. home gym or office.

A staircase with stylish balustrading leads up to the first floor landing off which flow the four double bedrooms, 3 along the front of the house, and the master suite extending across the full width of the house to include a very spacious ensuite bathroom with both a bath and walk-in shower unit and with glorious far reaching views towards Winscombe Hill. There is also a generous family bathroom, again with bath and large walk-in shower cubicle.





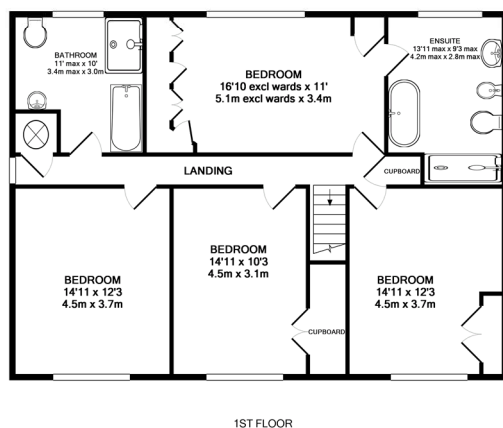
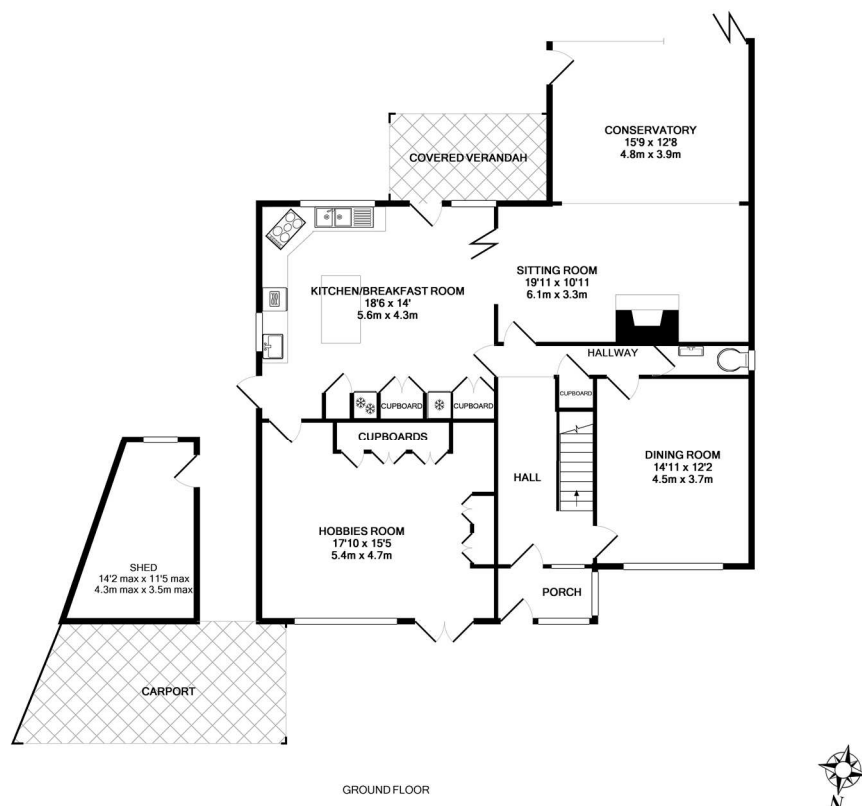
There is ample off-street parking to the front plus a carport and block-built shed. Access to both sides leads round to the south-facing rear garden, which is a true gardener's delight, well planned and stocked, forming a riot of colour. A terraced patio with awning is the perfect place to relax and enjoy the outlook over the garden which is cleverly designed with pathways to lead you through the garden, passing the summerhouse, greenhouse and raised beds until you reach the end where there is pedestrian access on to Southmead. Turn and look back at the house for a moment as you return along the pathway and are drawn back.

The village of Winscombe's amenities include a bank, a good range of shops, takeaways and public houses. For the commuter there is easy access to the A38 and the M5 motorway giving access to Bristol and M4 London as well as a mainline railway station at Yatton. The property is in the catchment area for Churchill Academy and Sixth Form plus private schooling is available at nearby Sidcot or Bristol.



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Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



TOTAL APPROX. FLOOR AREA 2575 SQ.FT. (239.2 SQ.M.)

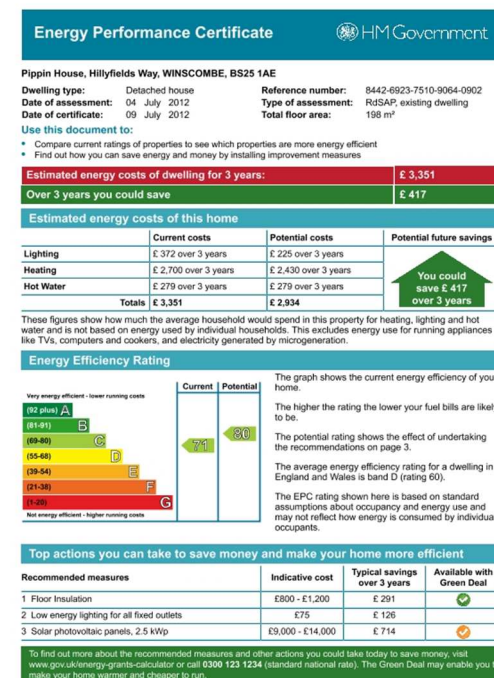
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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DIRECTIONS on leaving Robin King's office in Congresbury, turn right on to the High Street and continue along the road towards Langford. Go through Congresbury, out of the village and continue to the mini roundabout, turn right then right again on to the A38, then turn right at the traffic lights towards Sandford. Go through the village, then turn left towards Winscombe. On reaching the village centre take the left turn immediately after the Woodborough Inn, the property will be found to the right hand side towards the bottom.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band G £2,637.49 (2017/18) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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