



THE BOW

Loxton, Somerset BS26 2XG

DJ&P
DAVID JAMES & PARTNERS

RESIDENTIAL

THE BOW

Christon Road, Loxton
Somerset, BS26 2XG

A charming detached five bedroom period village house with large garden and well presented interior.

- Detached period house
- Village setting
- Large garden
- Outbuildings
- Five bedrooms
- Three reception rooms
- Family kitchen
- Utility, cloaks and pantry
- En suite, bathroom
- Stables, garage and tool storage
- Kitchen garden
- EPC Rating: F

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DESCRIPTION

A well presented period village house which has been lovingly cared for, extended and modernised over the years yet still retaining its period authenticity.

The house is surrounded by delightful gardens with drives to front and rear fully complimenting this charming detached property.

SITUATION

The Bow is located in the centre of the village of Loxton which nestles under the Mendips in an Area of Outstanding Natural Beauty, with views to Crook Peak. The village has a church and local garage, and the Webbington Hotel & Spa, with full gym facilities, is very nearby.

The larger village of Winscombe is approximately 4 miles away where there are shops, banks, chemist, library, etc. Axbridge and Cheddar are both within close driving distance, again with good facilities. Commuting to Bristol is usually via the A38, but the M5 is accessible at Edithmead, outside Burnham-on-Sea (Junction 22) and from Weston Super Mare (Junction 21).

For schooling, Loxton falls within the Cheddar Valley School catchment area with children being eligible to attend Lower Weare First School, Hugh Sexey Middle School and Kings of Wessex Secondary School. Alternatively the well reputed private Sidcot School is within easy driving distance.



ACCOMMODATION

The accommodation benefits from oil fired central heating and double glazed windows. Many of the rooms are dual aspect and therefore offer a good deal of light and attractive outlook over the garden, countryside and village.

The Bow is approached from the road via two driveways, one to the front which leads up to the front entrance and the other to the rear leading to the parking and turning area in front of the outbuildings and beside the rear entrance door.

A pillared canopy leads to the front door and into the hall, which runs centrally through the house with ledge and brace doors to each of the reception rooms and kitchen.

The kitchen is a large family room at the rear of the house with a door onto the back drive and door into utility, cloakroom and walk in pantry. The kitchen is extensively fitted with timber floor and wall units with work surfaces over. Ample space for large kitchen table and additional work surfaces and storage along the rear wall, with oil fired central heating boiler and door to: Utility room, fitted with work surface and plumbing for laundry equipment. Walk in pantry - a former smoke chamber forming a semi-circular space adjacent to the main house. Cloakroom with white suite of low level w.c. and wash hand basin.

On the other side of the hall is a dining room with wide panelled door, walk in Inglenook fireplace alcove (non-functional), ceiling beams and dual aspect windows overlooking the garden.



At the rear of the house is a good size study with door into rear porch. The study is fitted with book shelving and has exposed ceiling timbers, side and rear window.

The sitting room at the front of the house has two windows to the front with seats overlooking the garden, a central ceiling beam and open fire in stone fireplace with heavy beam over.

PLANS AND PARTICULARS

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The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



The stairs rise to the first floor from one end of the hall to the landing, where there are white painted ledge and brace doors to each of the five bedrooms and bathroom. The master bedroom is located at the rear of the house with dual aspect and delightful views to Loxton Wood on the Mendip Hills. There is an en suite shower room, with modern white suite and a separate cloakroom which could combine with the master suite.

There are four additional bedrooms, three of which are good doubles, one a good size single room. Each of the bedrooms has fitted wardrobe cupboards and overlooks the garden.

The family bathroom is a good size and fitted with white suite of bath and shower, low level w.c, wash hand basin and chrome heated rail.



OUTSIDE

A five bar gate leads from the road onto the drive up to the front of the house with shaped lawns either side interspersed with an abundance of herbaceous plants and ornamental trees, including a Walnut. This front drive leads to a six bar gate onto the rear drive and a wrought iron gate on one side leads around the far side of the house. A second longer drive leads up between two stone walls to the rear of the property, where there is ample parking and turning space in front of the rear door and outbuildings. The outbuildings comprise, two stables – now used as potting or wine storage; a wood store and tool shed.

The double garage is open fronted with light and power and a rear pedestrian door into a 'secret kitchen garden' – a good size garden/paddock with grass and gravel areas and raised beds. The stone wall of the outbuildings is adjacent which would make it ideal for growing espaliered fruit.

**In all a super period village house
with interesting and good size garden,
comfortable family accommodation
and a well presented interior!**

LOCAL AUTHORITY North Somerset Council

GUIDE PRICE £675,000

REFERENCE 25537/300418

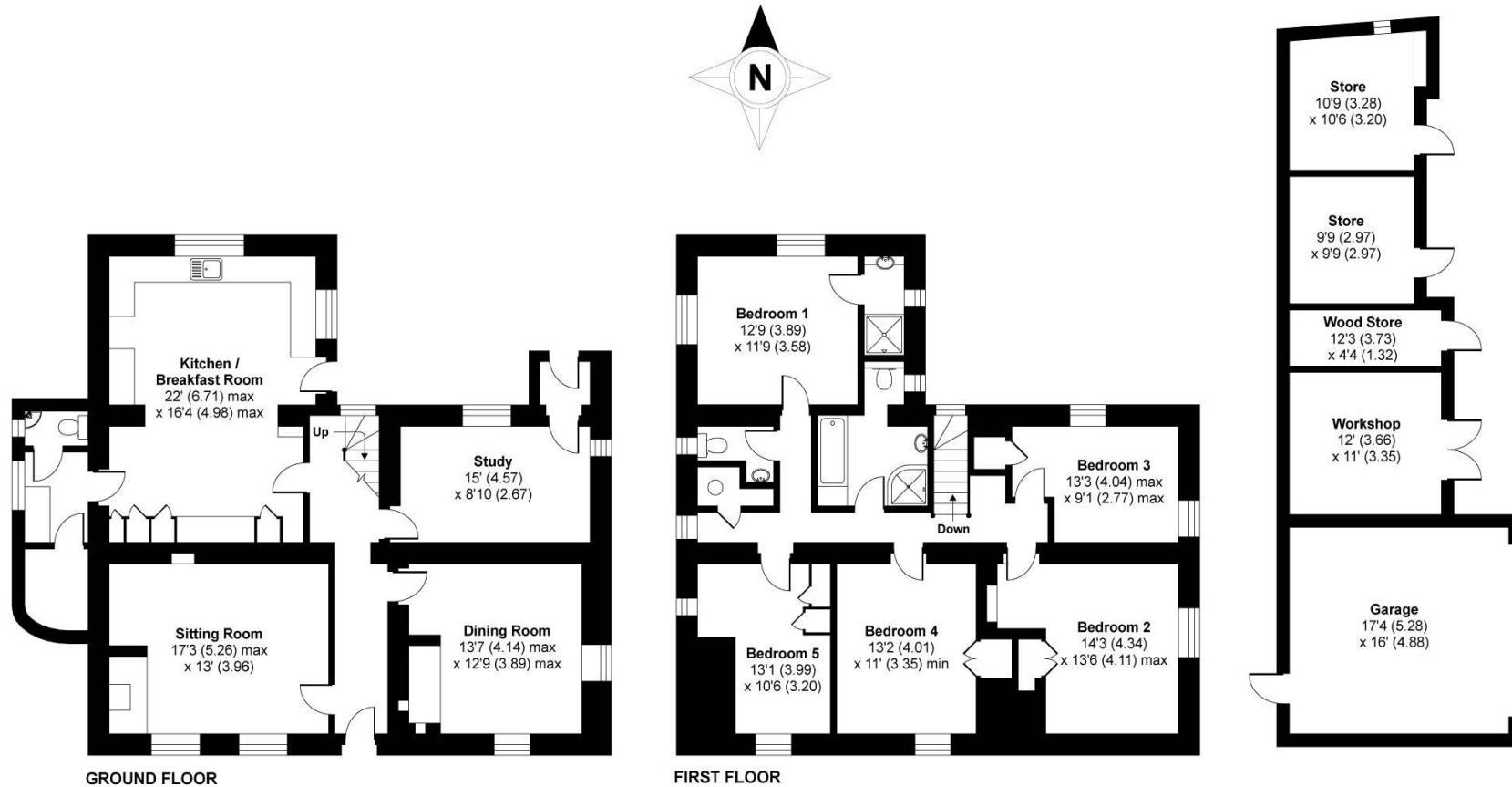
VIEWING

Strictly by appointment with the Agents: David James & Partners Ltd. Tel: 01934 864300



Christon Road, Loxton, Axbridge, BS26

APPROX. GROSS INTERNAL FLOOR AREA 2343 SQ FT 217.6 SQ METRES (EXCLUDES STORES, WORKSHOP & INCLUDES GARAGE)



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