





Property Description

Welcome to this brand-new four-bedroom detached home, proudly built by Rockfield Homes, a developer renowned for thoughtful design and a strong commitment to sustainability. Boasting an impressive Energy Rating Band A, this home offers both modern efficiency and timeless style.

As you step through the charming oak-framed porch, you're welcomed into a beautifully designed home, fully decorated in a sophisticated, neutral scheme that adds depth and personality. The feature Velux windows in the kitchen roof flood the space with natural light, while far-reaching views of the surrounding fields enhance the sense of space and tranquillity.

The entrance hall leads to a spacious lounge, perfect for relaxing, as well as a separate study, an ideal space for hobbies or home working. The heart of the home is the light and airy kitchen-diner, equipped with high-spec AEG appliances. The conservatory-style roof and sliding doors seamlessly connect the space to the private garden, creating a wonderful flow between indoor and outdoor living-perfect for entertaining or family gatherings. A separate utility room completes the ground floor.

Upstairs, you'll find four generous bedrooms, including three double bedrooms. The principal bedroom benefits from a stylish ensuite, while the family bathroom features a chrome-fitted shower over the bath with a glass screen.

-

With high-quality finishes, energy efficiency, and stunning surroundings, this home offers an exceptional living experience. Viewing is essential to truly appreciate everything this fantastic property has to offer.

Contact us today to arrange a viewing!

Room Sizes

Kitchen
3.2 x 3.34m

Dining Room
4.98 x 3.56m

Utility
1.64 x 2.18m

Living room
3.23 x 5.23m

Study
3.23 x 2.53m

WC
1.73 x 1.05m
Bedroom 1
4.47 x 3.66cm

Ensuite
1.69 x 1.95m

Bedroom 2
3.61 x 3.21m

Bedroom 3
2.62 x 3.47m

Bedroom 4
2.65 x 3.62m

Bathroom
1.71 x 2.08cm

Rockfield Homes

Rockfield Homes has prioritized energy efficiency in this property, with features such as photovoltaic solar panels, air source heat pumps, A-rated appliances and low-energy LED lighting. Additionally, a rainwater butt has been installed, providing an eco-

friendly alternative for watering plants and gardens.

Don't miss the opportunity to own this beautiful and environmentally-conscious home. Contact us today to book a viewing.

Banwell is a thriving community in North Somerset, just a stone's throw from the M5 corridor.

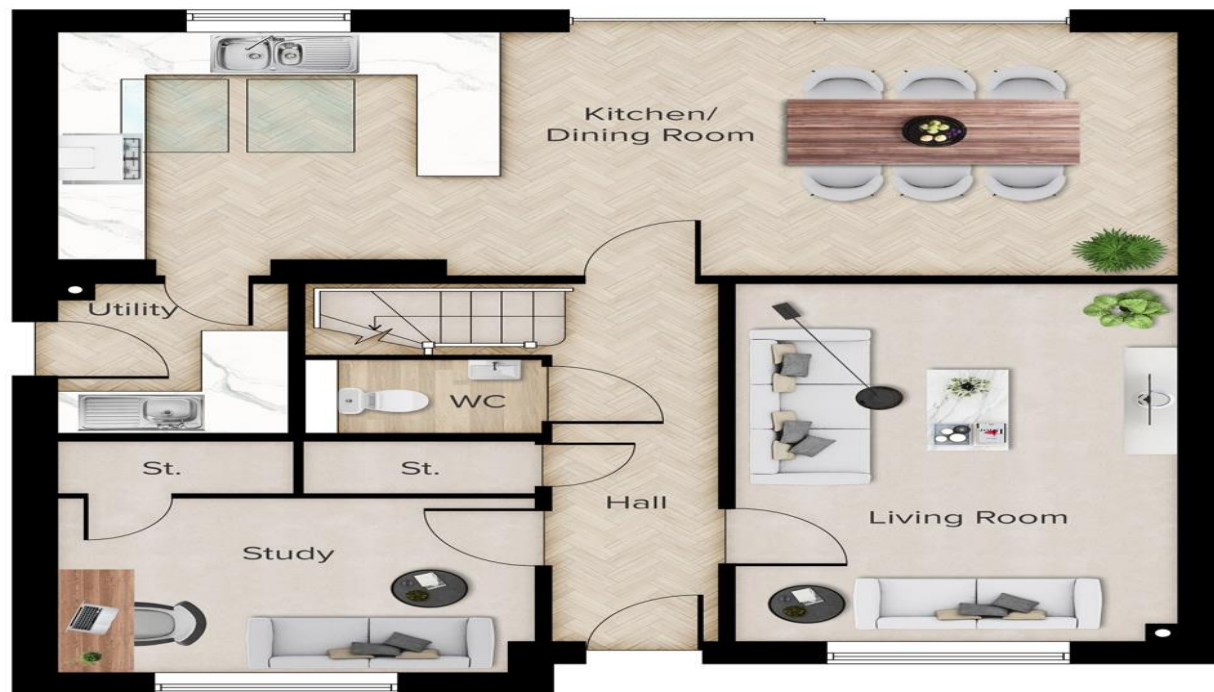
With a population of around 3,000, it combines the best of semi-rural living with the superb amenities you'd expect from a large village. Situated on the village edge, Ochre Fields is hugged by nature, with hills sloping upwards to the Beacon at the rear of the site, and sweeping fields to the front.

Please Note

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.



House Type A



To view this property please contact Connells on

T 0117 966 4278

E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating:
Exempt

view this property online connells.co.uk/Property/BMR311367

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BMR311367 - 0002