



Turfing and flooring throughout or £10,000 towards deposit or stamp duty

Connells

Ochre Fields Knightcott
Banwell

Ochre Fields Knightcott Banwell BS29 6HS

for sale
£560,000



Property Description

Plot 4 - The Ochre

Step inside one of our most spacious and impressive plots and you'll discover a modern, spacious executive home with high-quality finishes. The Ochre features four ample double bedrooms, including a luxurious master bedroom with an ensuite and dressing room as well as the Master and bedroom 2 offering stunning views to fields and hills.

The open-plan kitchen/lounge area is filled with natural light and has doors leading to the sunny south facing garden. It's the perfect space for socialising with friends and loved ones. The family kitchen has been upgraded and includes AEG integrated appliances such as a hob, fridge freezer, and dishwasher. There is also a separate utility room for your added convenience.

The lounge is generously proportioned and also has doors opening to the garden, allowing little ones to spill out safely onto a level and secure area. The property includes a WC, a family bathroom and ensuite, all featuring desirable Villeroy and Boch sanitaryware as standard.

Additionally, there is a study or an additional reception room, making it highly practical for home working. You'll also benefit from an integrated garage, two separate allocated parking spaces and an EV charging point. The property is A-rated for energy efficiency, offering photovoltaic solar panels and an air-sourced heat pump. It makes the Ochre

economical to run as well as being a perfect family home - you could save up to £500 per year on heating bills.

Room Sizes

Kitchen / Diner

Open plan upgraded kitchen, with doors to garden

3.57 x 4.9m

Utility

2.6x 1.7m

Living room

Offering a superb socialising space and patio doors to garden

5.36 x 3.61m

Study

3.56 x 2.94m

Bedroom 1

A luxurious, well-appointed master suite

3.34 x 3.7m

Ensuite

Including Villeroy & Boch sanitaryware

1.43 x 2.52m

Dressing Room

1.84 x 2.52m

Bedroom 2
3.06 x 3.76m

Bedroom 3
3.10 x 3,72m

Bedroom 4
3.36 x 3.30m

Family Bathroom
Finished to a high standard with Villeroy & Boch upgrades
2.43 x 1.93m

Rockfield Homes

Rockfield Homes has prioritised energy efficiency in this property, with features such as photovoltaic solar panels, air source heat pumps, A-rated appliances and low-energy LED lighting. This makes the home extremely economical to run - you could save up to £500 per year on heating bills. 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, economical 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.

Location

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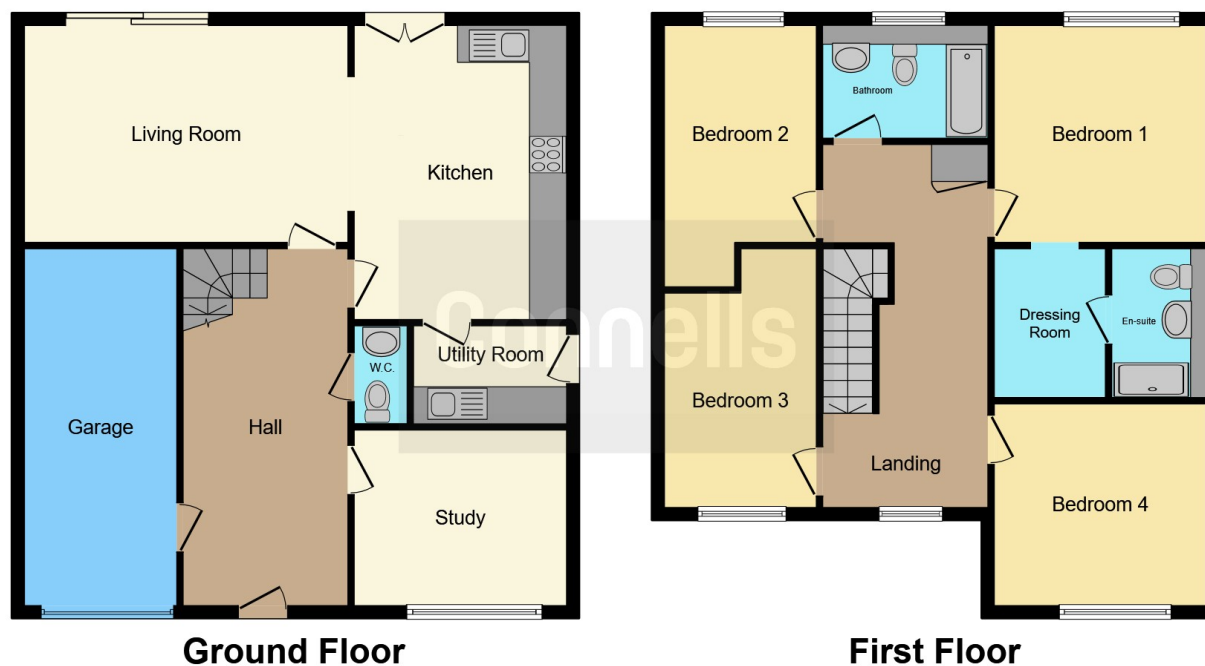
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Please Note

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.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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6 Canford Lane
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EPC Rating: Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/WOT308686



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.

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