



Little Scree
New Road, Churchill, BS25 5NW

Robin King | Estate Agents

LITTLE SCREE, NEW ROAD, CHURCHILL, BS25 5NW

A well appointed 4 double bedroom detached family home in a tucked away location with ample driveway parking and garage with an unexpectedly large, beautifully planted rear garden.

APPROX 1,472 SQ FT FLEXIBLE ACCOMODATION • 2 SITTING ROOMS WITH WOOD BURNERS • BEAUTIFUL GARDENS TO FRONT, SIDE AND REAR • SOLAR PANELS • WONDERFUL VIEWS OVER SURROUNDING COUNTRYSIDE • WITHIN CATCHMENT FOR CHURCHILL ACADEMY & SIXTH FORM • ACCESS TO M5 WITHIN 6.9 MILES AT JCT 21 • BRISTOL AIRPORT 6.8 MILES • MAINLINE RAILWAY SERVICES WITHIN 5.5 MILES AT YATTON – PADDINGTON FROM 114 MINS • SUPERB NEARBY WALKS AND OUTDOOR ACTIVITIES AVAILABLE IN THE SURROUNDING MENDIP HILLS

Little Scree has been a much loved family home for over 17 years, during which the accommodation has been enhanced and extended to create flexible space to suit a variety of needs. In a tucked away location along a residential cul de sac, the property provides well balanced space with wonderful gardens and views over surrounding countryside towards distant hills.

The house sits to the centre of a good sized plot, with extensive gravelled parking to the front and side in addition to the garage, with space to park a caravan or camper van if required. Entered via a generous, light, and airy porch, the house is characterised by spacious rooms with features including bay windows, engineered wooden floors, stripped wooden doors and some picture rails.

To the front of the house the spacious sitting room includes a wood burner and feels wonderfully peaceful, with lovely garden views through the wide bay window. The hallway widens as you move towards the rear, with good storage space and a smart under-stairs cloakroom.

To the end of the hallway on the right the dual aspect utility/boot room has direct access to the integral garage, along with a deep butler sink, some fitted storage, plumbing for a washing machine and a back door to the garden.

The dual aspect kitchen/breakfast room accommodates a good size table and is fitted with an extensive range of wall and base units with 2 integrated Bosch ovens (one a microwave/grill) and a 5-ring Bosch gas hob, with space for a large fridge/freezer. A glazed door opens into the generous dining room, with pretty views over the side garden.





This opens into the dual aspect sitting room with a wood burner and French doors opening into the garden, and beyond the sitting room is another room currently used as a music room but would make a good playroom, snug or home office.

Upstairs there is a large family bathroom and 4 double bedrooms, one with an en-suite shower room and many with wonderful views over surrounding countryside.

Outside – the gardens at Little Scree are a highlight of the property, unexpectedly large and beautifully arranged, bordered by a variety of attractive mature trees and hedges, with views over surrounding countryside and towards the hills beyond. There is a very generous lawn, ideal for children, some raised vegetable beds and a generous terrace running across the back of the house, ideal for alfresco dining or somewhere to sit and enjoy the wonderful surroundings. To the side of the house a gravelled driveway area could accommodate a caravan if required, in addition to the generous driveway parking and garage.

Important Notice:

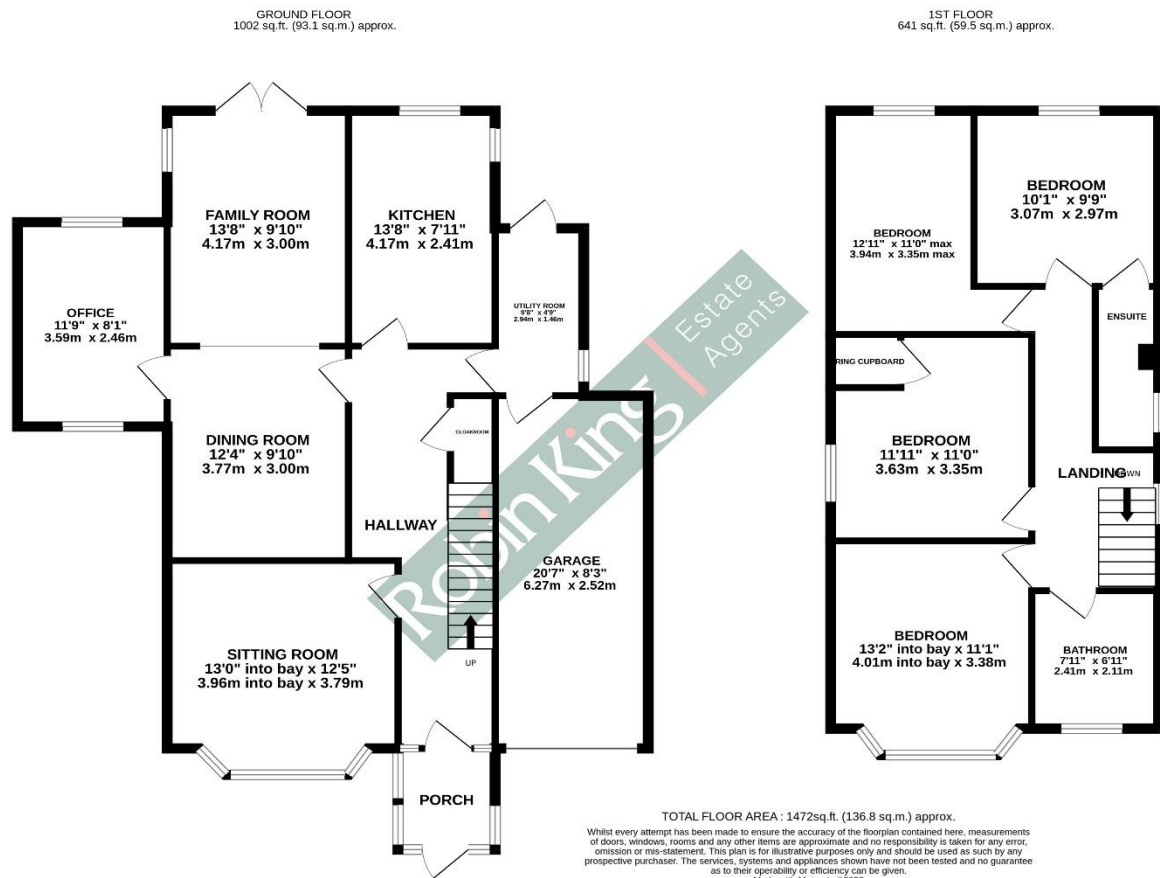
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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

DIRECTIONS – on leaving Robin King’s office, turn right on to the High Street and continue through Congresbury, out of the village, towards Langford. Continue to the mini roundabout, turn right then right again on to the A38. Continue to the Churchill traffic lights and go straight ahead onto New Road and look out for the 3rd wooden telegraph pole on the left hand side, opposite a large metal road sign directing oncoming traffic, in the corner of a garden bordered by a thick hedge. Take the driveway to the right of the hedge, and Little Scree is at the end on the left hand side.

SERVICES – All Mains Services

EPC RATING – C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND E** £2,506.55 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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