



Robin King | Estate Agents

13 Orchard Drive, Sandford - BS25 5RD
£450,000

13 Orchard Drive

Sandford, Winscombe

A very well-presented 3 double bedroom detached bungalow with a garage, delightful south-facing garden and driveway parking set in a peaceful residential location in a highly regarded North Somerset village with good amenities which is convenient for access to Bristol and beyond.

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Approx 1,112 sq ft of flexible family accommodation
- 3 Double Bedrooms
- Stylish Recently Refurbished Kitchen And Bathroom
- Garden Office With True Speed Broadband
- Lovely South Facing Garden
- Driveway Parking
- Easy Access To M5, Bristol Airport, Mainline Railway Services And Bristol City Centre
- Quiet Residential Location In Popular Village
- NO ONWARDS CHAIN







13 Orchard Drive

Sandford, Winscombe

13 Orchard Drive is a well-presented detached bungalow that has been subject to a total renovation by its current owners. It now offers 1,112 sq ft of flexible family accommodation which has been thoughtfully planned with care and attention paid to retaining original features. Stripped wood flooring, natural toned walls and a recently fitted contemporary bathroom and kitchen make this an ideal family home. In addition, it has a delightful sun-drenched garden and is located in a quiet cul-de-sac in the popular village of Sandford with an outstanding Primary School.

A storm porch with attractive floor tiles leads into a welcoming hallway with stripped pine flooring and a useful cupboard for coats and shoes.

To the right is the large double principal bedroom which has windows to the front of the property and enjoys the light of the evening sun. Two further bedrooms, both spacious doubles have built in wardrobes and are bright peaceful rooms with relaxing views to the garden.

The bedrooms are served by a recently refurbished bathroom with contemporary styling including metro tiling and a waterfall shower over the bath.

To the rear is a wonderful free flowing kitchen/dining/family room. A recently installed fully fitted kitchen has an integrated induction hob, double oven with microwave, fridge, dishwasher and wine cooler. There is also ample space for a dining table and chairs and a free-standing island. In addition, large storage cupboards, one a utility space with space for a washing machine are complemented by an attractive built-in bookshelf – the perfect place to store cookery books.

The living accommodation is completed with a stylish and comfortable sitting room with sliding doors to the garden and dining terrace outside.



13 Orchard Drive

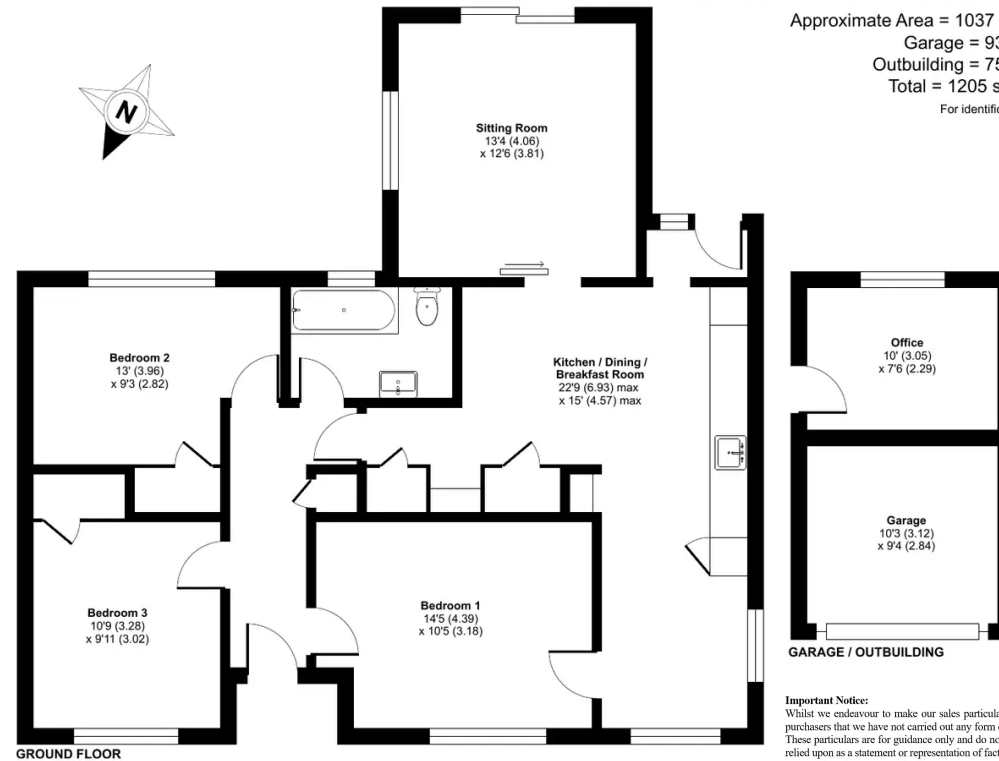
Sandford, Winscombe

Outside - 13 Orchard Drive is set back from the road behind a neat brick wall and large front lawn with specimen trees. To the right is a driveway with parking for several cars and the left also has a side return to the back garden. The fully enclosed gardens are a lovely feature of this property, it consists of two ponds, lovely mature borders and with a South East facing aspect, it is a real sun trap. It has several fruit trees including apples, pears and a fan trained espalier tree which makes an attractive feature in the garden. There is also a greenhouse and a garage conversion which has been split in two to make a storage space on one side and a fully insulated and serviced office with ethernet supplying TrueSpeed internet on the other.

Location - The village of Sandford has a church, primary school, shop, popular Thatchers Railway Inn public house and village hall. The nearby village of Winscombe provides a more comprehensive range of amenities, with a good range of shops and a public house. 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 and private schooling is available at nearby Sidcot or Bristol.

Orchard Drive, Sandford, Winscombe, BS25

Approximate Area = 1037 sq ft / 96.3 sq m
Garage = 93 sq ft / 8.6 sq m
Outbuilding = 75 sq ft / 6.9 sq m
Total = 1205 sq ft / 111.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Robin King LLP. REF: 1146063

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.



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