





## 23 Morgan Sweet Place

Sandford, Winscombe

An immaculate detached, three-bedroom property located in the heart of Sandford. It has a garden, garage, driveway parking and offers easy access to Bristol and beyond.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

All Mains Services

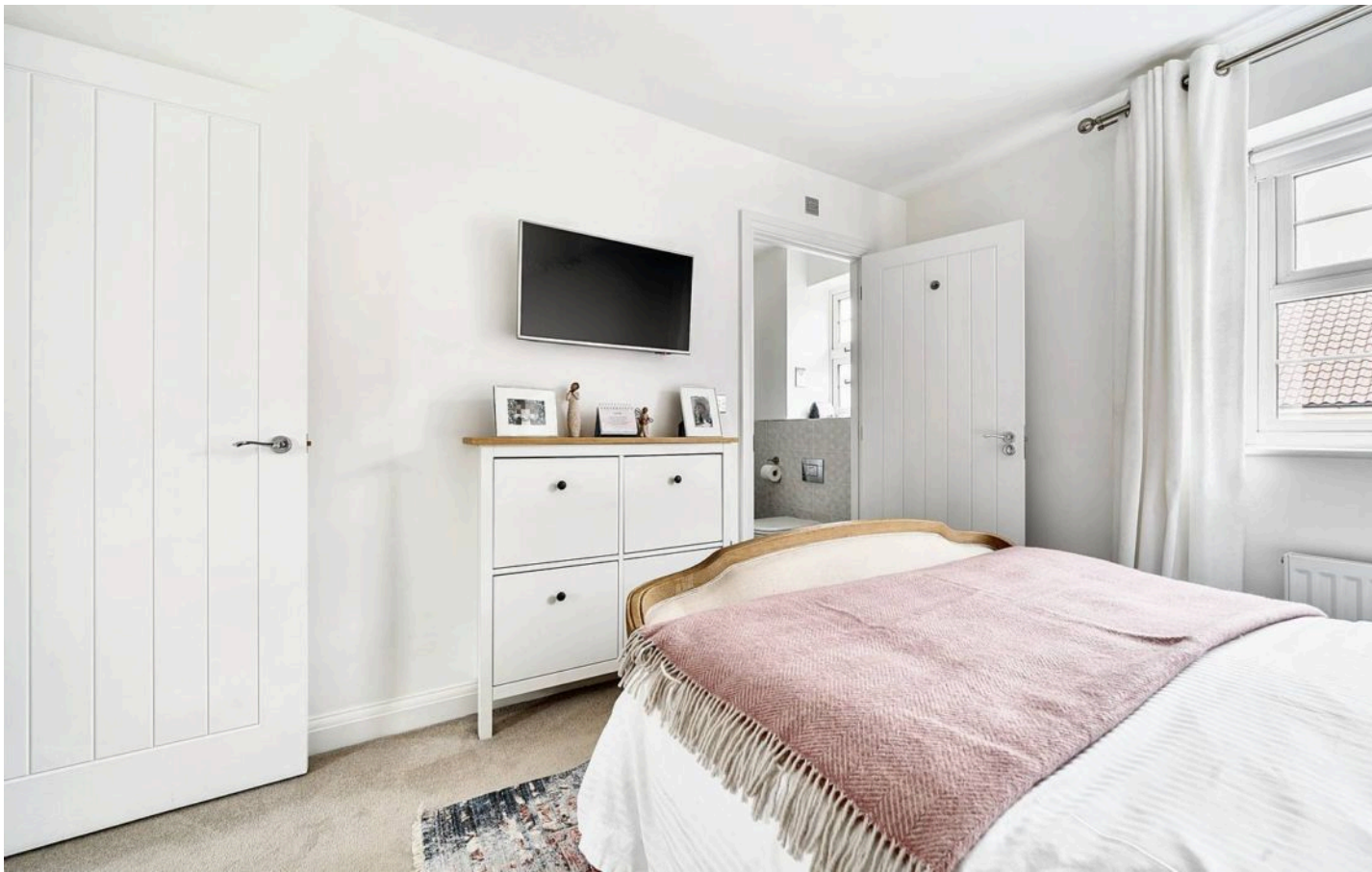
- Approx 1234 Sq. Ft accommodation
- 3 bedrooms
- 2 bathrooms (1 en-suite)
- Garage & driveway parking
- Landscaped and private south facing garden
- Popular village location
- Mainline railway station within 2.3 miles at Yatton – Paddington from 114 mins
- Central Bristol 13.2 miles/Bristol airport 7.3 miles
- Solar Panels
- NO ONWARD CHAIN











23 Morgan Sweet Place is a detached new build home occupying an enviable position in the heart of Sandford with easy access to local transport services and all the schools and amenities available in the thriving village.

It offers approximately 1234 sq ft of well-planned accommodation, with a spacious dual aspect reception room, wonderful open plan kitchen/dining room as well as three bedrooms and a stunning, wonderfully private landscaped south facing garden. Beautifully presented this family home is an ideal turnkey option for anyone seeking a high-quality, low-maintenance residence. It's ready for you to move in, unpack, and begin enjoying life right away.

Entering through the front door, you're welcomed into a spacious hallway with access to the kitchen/family room, living room, cloakroom with w.c and basin, and stairs to the first floor. To the left is the dual-aspect sitting room which features a front-facing bay window and double doors opening onto the rear garden where there is an attractive dining terrace, perfect for a summer BBQ or entertaining friends.



The kitchen/dining room is the heart of the home, offering a range of wall and base units in a chic grey shaker style complemented by marble effect worktops. Integrated Neff appliances include a gas hob, eye level oven, and dishwasher. There is also space for an integrated washing machine. A clever bespoke seating area with attractive wood panelling and under seat storage provides a great family dining area. It's also dual aspect, with windows to the front and rear, plus doors leading to the garden.

A useful under stairs cupboard provides additional storage.



Upstairs, there are three bedrooms and two bathrooms. The principal bedroom is a generous front-facing room with built-in wardrobes and an en suite shower room. There's a further front-facing double bedroom, and a rear bedroom with garden views. A well-appointed family bathroom completes the first floor, featuring a panelled bath with overhead shower, WC, and basin.

### Outside

At the front of the property, a driveway offers tandem parking for two vehicles, alongside a small lawn and a brick paving leading to the front door. A wooden side gate provides access to the rear garden, and an up-and-over door leads into the garage. The garage, currently used as a workshop, benefits from lighting, power, a side door, and is a versatile space. The property is also fitted with solar panels on the rear roof.

The south-facing rear garden is fully enclosed by fencing and walling. Beautifully landscaped it is primarily lawn with a patio area outside the dining room French windows. Raised beds add colour, and a gravelled side area offers practical bin storage.

### 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. The property is in the catchment area for Churchill Academy and Sixth Form and private schooling is available at nearby Sidcot or Bristol. It also offers easy access to the M5 Junction 21 at St George's (5 miles), mainline railway services at Yatton (6 miles), and Bristol Airport (7.5 miles).

(All distances/times approx.)



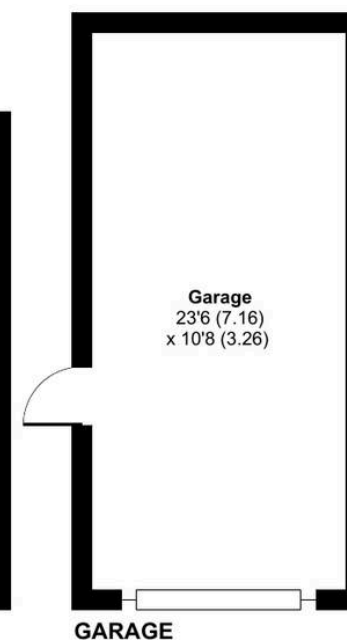
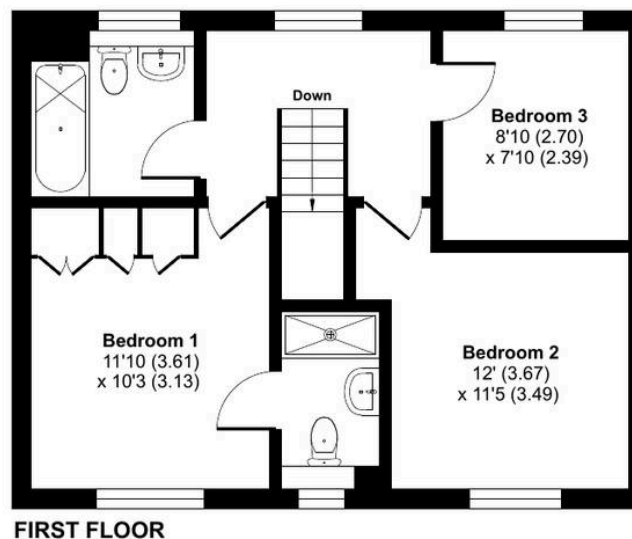
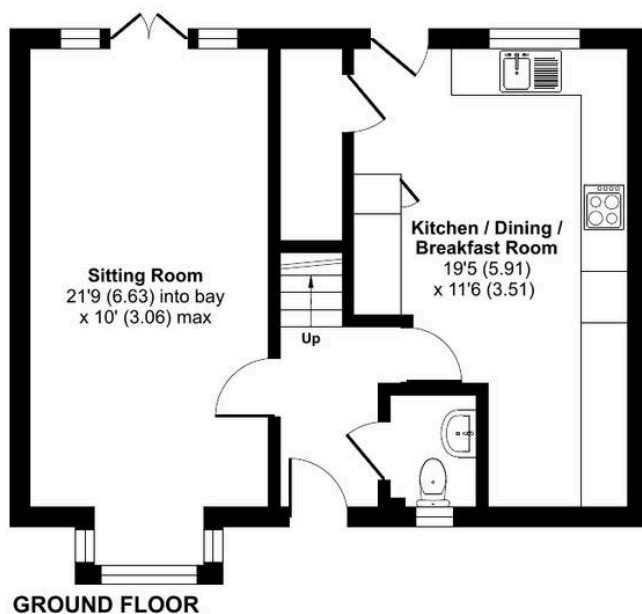
## Morgan Sweet Place, Sandford, Winscombe, BS25

Approximate Area = 983 sq ft / 91.3 sq m

Garage = 251 sq ft / 23.3 sq m

Total = 1234 sq ft / 114.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Robin King LLP. REF: 1279580

## Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • [post@robin-king.com](mailto:post@robin-king.com) • [www.robin-king.com/](http://www.robin-king.com/)

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