



1 Three Acres Court

Churchill, Winscombe

Immaculate 4-bedroom detached family home with stylish kitchen/diner, four double bedrooms, two with their own en-suite bathrooms, wrap-around garden, double garage, and driveway parking. Ideal for families, with flexible living space.

Council Tax band: TBD

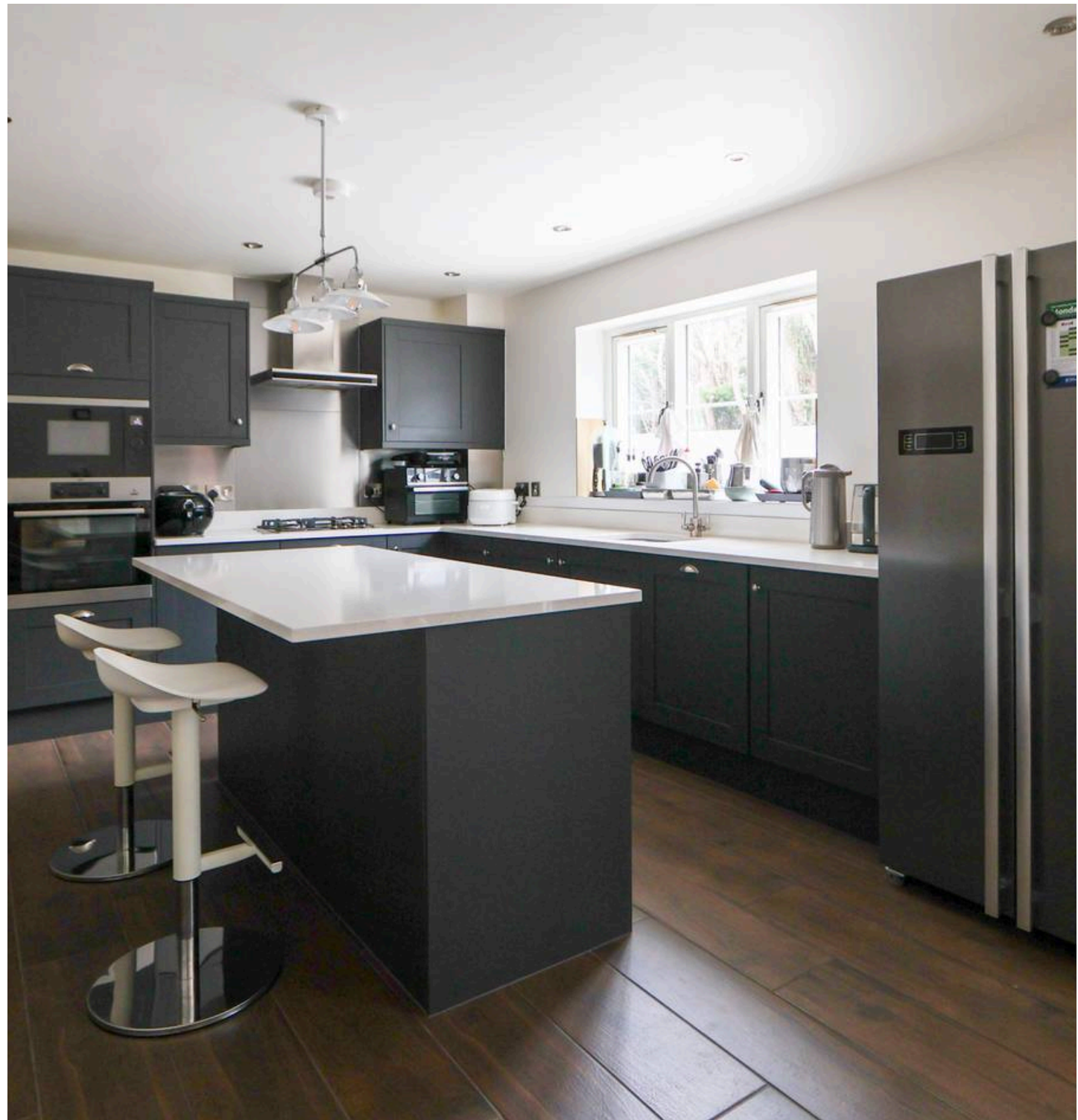
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

All Mains Services

- Approx. 1943 sq. ft. accommodation and garaging
- Detached family home
- Modern kitchen/dining room
- Double garage with mezzanine studio above
- Four double bedrooms and two en-suites
- Spacious lounge with walk in bay
- In catchment for popular primary school and well regarded Churchill Community and Sixth Form
- Easy access to Bristol Airport, M5 and mainline railway service







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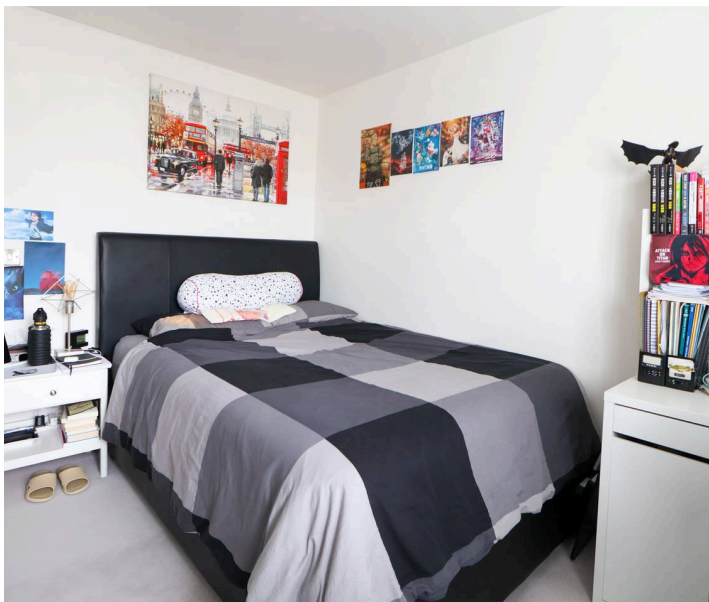
This beautifully maintained and thoughtfully designed four-bedroom detached house offers the perfect blend of contemporary style and practical family living. Set in a prime position within the desirable village of Churchill, the property is ideally located within walking distance of well regarded local primary and secondary schools and provides excellent access to Bristol, Bath, and surrounding areas.

Upon entering, you're welcomed by a generous entrance hallway. To the right, a spacious lounge, with a walk-in box bay window, provides a bright and comfortable retreat, ideal for relaxing or entertaining guests.

To the rear of the home, the stunning open-plan kitchen/dining area spans the full width of the property. This stylish kitchen is fitted with a sleek range of high quality wall and base units, integrated 'AEG' appliances, and a central island that acts as a real focal point, perfect for both casual dining and social occasions. The adjoining dining and family space is flooded with natural light and features bi-fold doors that open onto a charming pergola covered patio, seamlessly blending indoor and outdoor living.

A practical utility room leads off the kitchen, providing additional storage and access to the side garden.

To complete this floor, there is a useful downstairs cloakroom, conveniently located off the hallway.



Upstairs, the home offers four double bedrooms, all presented to a high standard. Two bedrooms benefit from their own en-suite shower rooms, while the remaining bedrooms are served by a beautifully finished family bathroom with contemporary fittings and tiling.

Outside

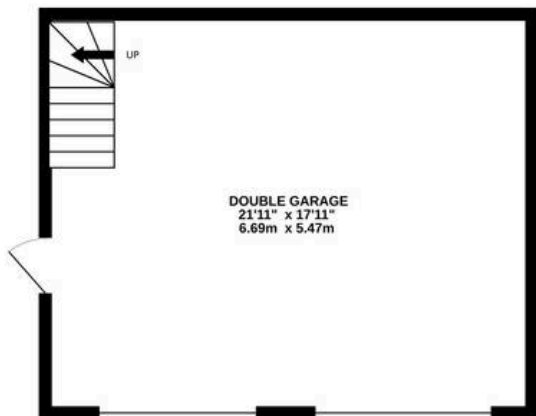
The rear garden is a peaceful and thoughtfully landscaped space, featuring a level lawn, paved patio, gravel walkways, and established planting for added privacy. To the front, the property benefits from a double garage with electric doors and ample driveway parking. Above the garage, a superb mezzanine-style loft studio offers huge potential. With its own staircase from the garage, this area is ripe for further conversion (subject to the necessary planning permissions).

Location

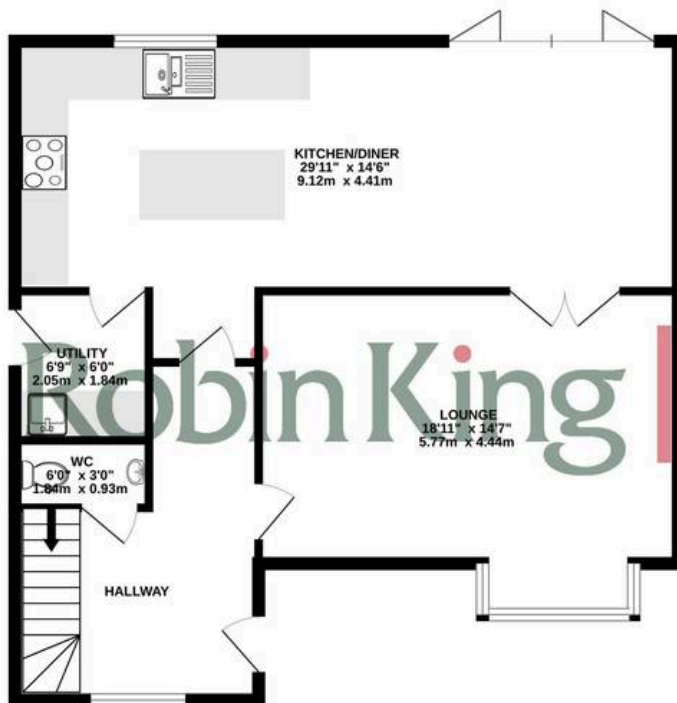
Churchill offers local shopping and social facilities including a 24-hour petrol station and mini-market and the nearby villages of Congresbury and Winscombe have a more comprehensive range of shops. There is a large, modern medical practice in the village. Primary schooling is available close by and the excellent Churchill Academy and Sixth Form with its adjoining sports complex is only a short walk away. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and there are two M5 motorway access points, at Clevedon and St. Georges and easy access to the M32 and M4 for travelling to London. Bristol International airport is just 7 miles distant along the A38. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London Paddington from 112 mins. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses. (All distances/times approx.)



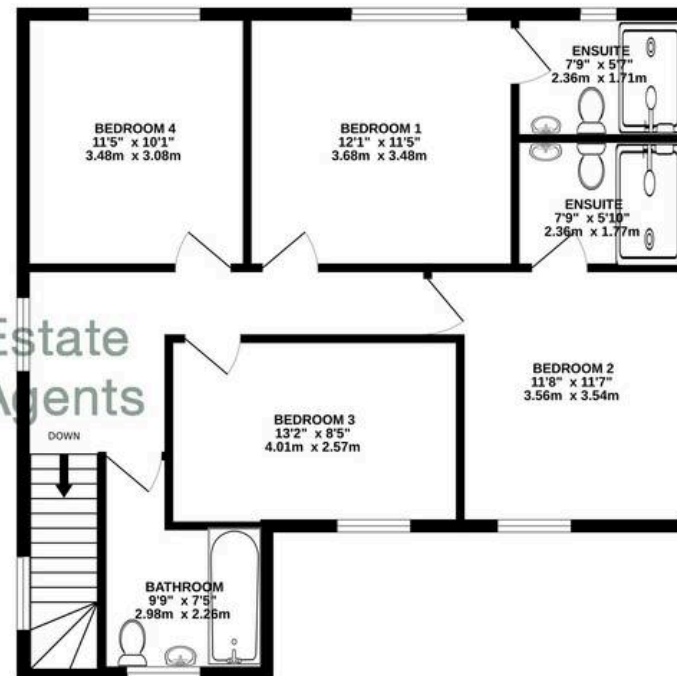
GARAGE
394 sq.ft. (36.6 sq.m.) approx.



GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 1943 sq.ft. (180.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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