



SANDMEAD ROAD, SANDFORD, WINSCOMBE, NORTH



£435,000 FREEHOLD

Passionate about Property

Well presented three bedroom country cottage, nestled in a quiet location within the village of Sandford, overlooking Thatchers Apple Orchard. The property is set deep into an impressive plot that offers generous front and rear gardens, a detached double garage and parking for several vehicles. Call now to view!

Council Tax Band: D

Location

Situated on the outskirts of the sought after Mendip village of Sandford which is set within the beautiful North Somerset Countryside. The village has a range of amenities including: General Store, Primary School, Village Hall, two Churches and a Public House. There are additional facilities available in the nearby village of Winscombe including: Doctor, Dental and Veterinary Surgeries, Supermarket, Post Office, Banks, Chemist, Butchers, Bakery and many others. Of course being close to the surrounding Mendip Hills provides excellent walk and riding opportunities and for the sailing and fishing enthusiasts there are several lakes in the area. The property lies within the catchment area of the popular and sought after Churchill Community Foundation School with Sixth Form Centre. There are a number of private Schools available in Sidcot, Bristol, Bath and Wells. Sandford is ideally situated for the commuter and is convenient to Bristol, Bath and the seaside town of Weston-super-Mare.

Directions

From the village of Winscombe with Farrons office on your left hand side and the Woodborough Inn on your right, proceed along the Sandford Road for approximately one and a half miles. Follow the road down into the village of Sandford and at the 'T' junction proceed straight ahead with Humphrey Motor Company on the right onto Nye Road. Take the first right onto Sandmead Road and the property can be found approximately 300yds on your right-hand side.

Entrance Hall

Composite door to front. Vinyl flooring. Carpeted stairs to landing. Radiator. Door to storage cupboard with upvc double glazed window. Doors to:

Downstairs W.C

Upvc double glazed window. WC. Wash basin. Vinyl flooring.

Living Room (16' 08" x 11' 06") or (5.08m x 3.51m)

Spacious reception room with dual aspect upvc double glazed windows to the front and rear. Feature fireplace with log burner and slate hearth. Radiator. Carpeted flooring.

Kitchen/Dining Room (13' 04" x 9' 08") or (4.06m x 2.95m)

Extended room with a range of dual aspect upvc double glazed windows and French doors. Vinyl flooring. Two storage cupboards. Extensive fitted kitchen with built-in double oven and gas hob. Wall mounted gas boiler. Two radiators.

First Floor Landing

Loft access. Carpeted flooring. Study area with internet point. Upvc double glazed window providing a lovely view over Thatchers Orchard. Radiator. Doors to:





Bedroom 1 (11' 06" x 9' 10") or (3.51m x 3.00m)

Upvc double glazed window to rear providing hillside views. Radiator. Carpeted flooring.

Bedroom 2 (10' 02" x 9' 08") or (3.10m x 2.95m)

Upvc double glazed window to rear providing hillside views. Built-in double wardrobe. Radiator. Carpeted flooring.

Bedroom 3 (11' 06" x 6' 08") or (3.51m x 2.03m)

Upvc double glazed window to side. Built-in cupboard. Radiator. Carpeted flooring.

Bathroom

Upvc double glazed window to side. Bath with shower attachment. Separate double shower cubicle. WC. Pedestal wash basin. Vinyl flooring. Radiator.

Front & Rear Gardens

The main residence is set two thirds of the way back into this generous 200ft plot. The front garden has a lovely tranquil, country-feel to it, with a long level lawn that runs all the way from the house to Sandmead Road at the front. Within the garden notable features include raised vegetable and soft fruit borders, the gorgeous summerhouse - perfect to sit and enjoy this peaceful location, and the raised stone terrace that adjoins the front of the property, providing views over Thatchers Apple Orchard.

To the rear you will find a private South-facing garden, landscaped with ease of maintenance in mind. Perfect for entertaining on as it allows direct access into the open plan kitchen / dining room. Gate to driveway and double garage.

Driveway & Parking Area

A long driveway runs alongside the right-hand side of the gardens, up to the double garage and parking area at the rear. Parking for several vehicles is comfortably possible.

Double Garage (18' 02" x 18' 04") or (5.54m x 5.59m)

Up and over door to front. Power & light.

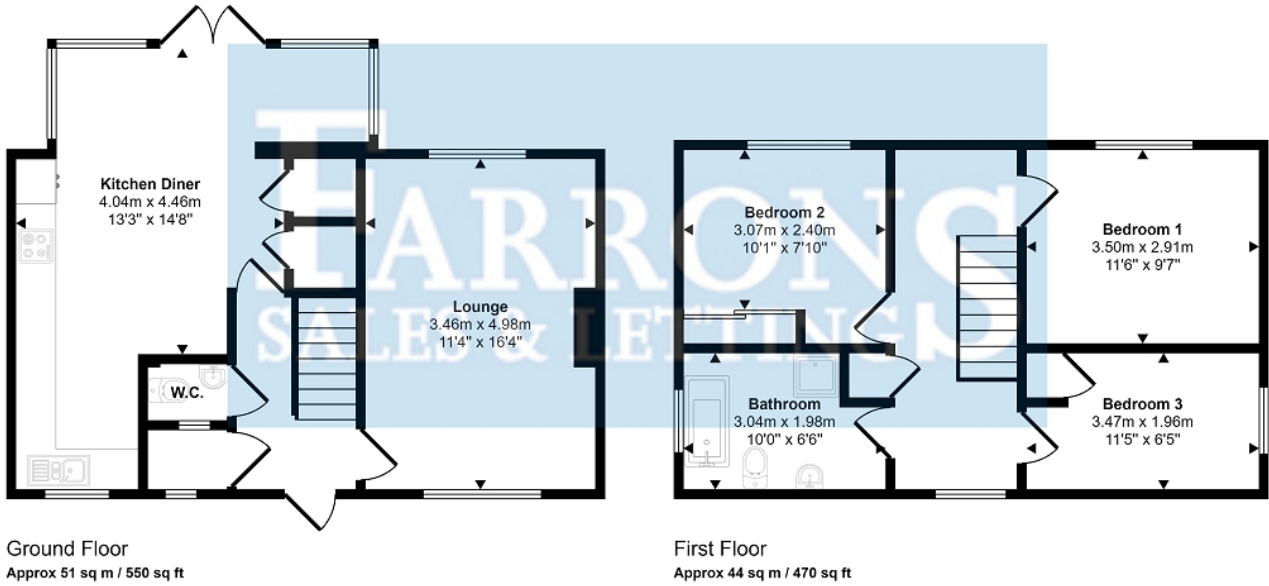
Agents Note:

The property was re-wired seven years ago (2016)



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Approx Gross Internal Area
95 sq m / 1020 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Clauses:

Tenure: Please verify with your legal adviser before proceeding with a purchase.

Measurements: All measurements are approximate.

Details: Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract