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THE BEECHES, SANDFORD, NORTH SOMERSET. BS25 5QS



£625,000 FREEHOLD

Passionate about Property

360 VIRTUAL TOUR AVAILABLE! Extended and re-modelled executive home set in one of the most sought after roads in Sandford. The property has a fabulous open plan kitchen / family room, four double bedrooms, en suite, utility room and a double garage, all set within attractive secluded gardens. Call now to arrange a viewing!

Council Tax Band: F

Location

Situated in the popular 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 the popular Railway Public House. There are additional facilities available in the nearby village of Winscombe including: Doctor, Dental and Veterinary Surgeries, Supermarket, Post Office, Chemist, Bakery and many others. The surrounding Mendip Hills provides excellent walking 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 Churchill Community Foundation School with Sixth Form Centre. Sandford is ideally situated for the commuter and is convenient to Bristol, Bath, Wells and the seaside town of Weston-super-Mare.

Directions

From the village of Winscombe, with Farrons office on your left hand side, proceed along the Sandford Road for approximately 1 and a half miles. Turn right at the 'T' Junction opposite Humphrey Motor Company. Turn right just after Sandford Village Hall into The Beeches and the property is located at the top of the cul-de-sac.

Entrance Hall

Composite double glazed door and side panel to a welcoming entrance hall with Oak flooring, radiator, carpeted stairs to first floor and doors to:





Downstairs Cloakroom

Tiled flooring. Radiator. WC. Wash basin over vanity unit. Opening to an under-stairs cupboard.

Study

Upvc double glazed window. Carpeted flooring. Radiator.

Living Room

Impressive living room with Oak flooring and a upvc double glazed bay window to front. Contemporary gas fireplace. Radiator. Hard wood bi-folding doors to:

Open Plan Living/Kitchen/Dining

A superb re-modelled and extended space finished in 2019. Tiled flooring with under-floor heating. Three automatic Velux windows with rain sensors. Upvc double glazed b-folding doors to rear garden. Dual aspect upvc double glazed windows. Spotlights. Extensive contemporary fitted kitchen with large kitchen island and Quartz stone work surfaces and splash-backs. Integrated appliances include an AEG oven, microwave and warming drawer, AEG dishwasher, AEG five ring hob with extractor over. Door to:



Utility Room

Upvc double glazed window and door to rear garden. Door to double garage. Radiator. Wall and base units with sink and space for appliances. Gas boiler.





First Floor Landing

Carpeted flooring. Light tunnel. Upvc double glazed window. Spotlights. Loft access. Doors to:

Family Bathroom

Dual aspect upvc double glazed windows to rear and side. Separate bath. Large shower cubicle. Wash basin over a vanity unit. WC. Heated towel rail. Spotlights.

Bedroom 1

A spacious main bedroom with upvc double glazed window to front, radiator, carpeted flooring and a large range of built-in wardrobes. Door to:

En Suite

Upvc double glazed window. Large walk-in shower. WC and wash basin housed in contemporary vanity units with work surface over. Heated towel rail. Spotlights.



Bedroom 2

Upvc double glazed window to rear. Radiator. Carpeted flooring.

Bedroom 3

Upvc double glazed window to rear. Carpeted flooring. Radiator.





Bedroom 4

Upvc double glazed window to front. Carpeted flooring. Radiator.

Front Garden & Driveway

Attractive front lawn that meets a double width driveway in front of the garage providing parking for two vehicles. Block paved pathway to front door and a side access gate.

Double Garage

Upvc double glazed window and door to rear garden. Electric folding up and over door to front. EV charging point.

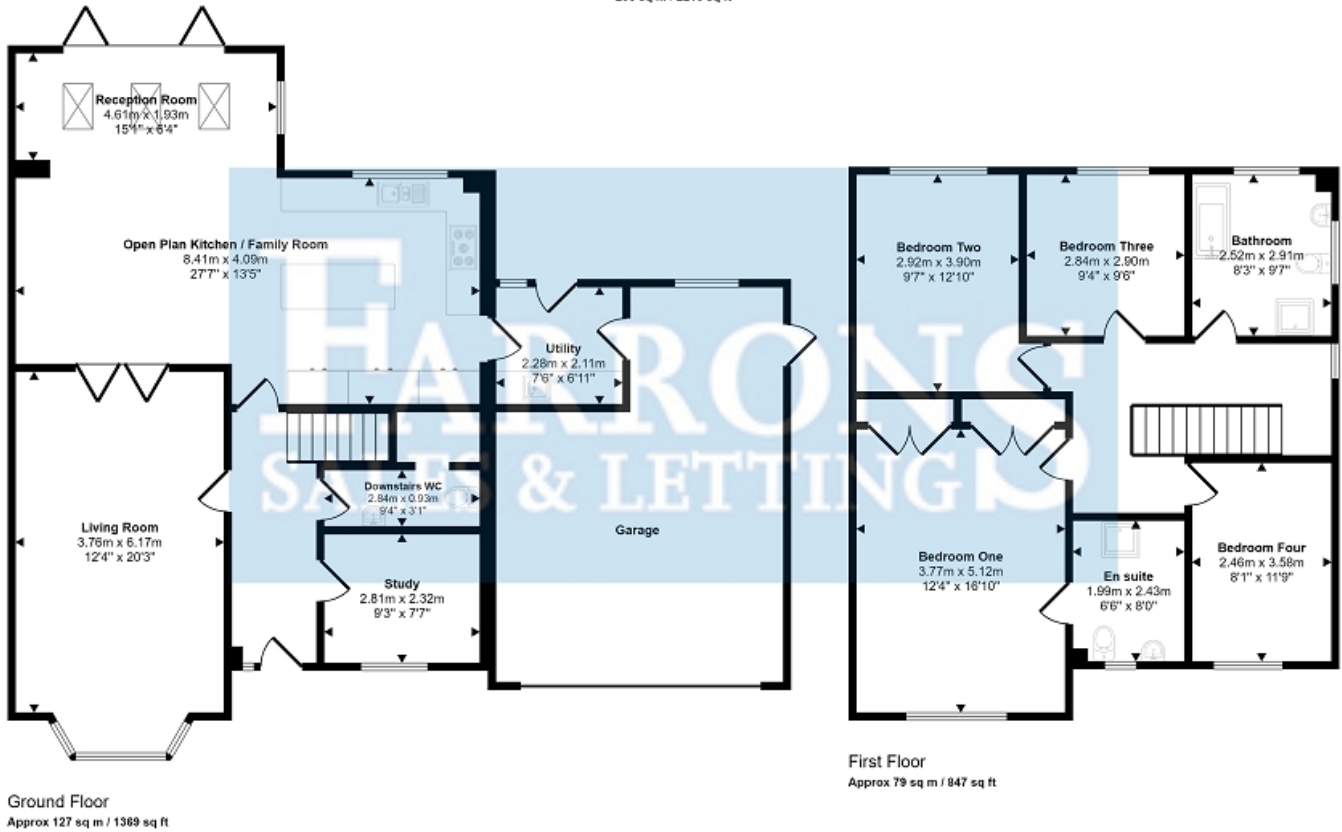
Rear Garden

Spacious, private rear garden that has been significantly landscaped to provide a large stone paved patio area and a raised level lawn with colourful and well stocked borders.



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Approx Gross Internal Area
206 sq m / 2216 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 | | 76 |
| (55-68) D | | |
| (39-54) E | 54 | |
| (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