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THE GREEN, WINSCOMBE, NORTH SOMERSET. BS25 1AL



£675,000 FREEHOLD

Passionate about Property

An enchanting four bedroom detached residence situated a few moments walk from the heart of the village and the Strawberry Line, in a highly regarded, quiet position. The property was originally built in 1902, and has enjoyed an interesting history over the past 122 years. The property offers spacious accommodation in the region of 2300 sq ft, together with a double garage, workshop and generous grounds.

Location

The Green is a quiet lane within seconds of the centre of the sought after village of Winscombe, which benefits from a range of popular facilities and amenities. The village has a Primary School and Rugby, Football, Cricket and Bowling Clubs. Winscombe is close to the Mendip Hills and is surrounded by beautiful open countryside providing excellent riding and walking opportunities. There are several lakes located within the area which cater for sailing and fishing enthusiasts and there is a Dry Ski Slope and Equestrian Centre in Churchill. The popular Churchill Community Foundation School with Sixth Form Centre is within 3 miles. Winscombe is ideally situated for the commuter and is convenient to Bristol, Bath Wells and the seaside town of Weston-super-Mare. There are mainline railway connections at Weston-super-Mare, Yatton and Backwell providing access to Bristol Temple Meads, London Paddington and other major towns and cities.

Directions

From Bristol heading South West on the A38 proceed through the village of Churchill. At the traffic lights proceed straight ahead. Follow the road for approximately 1 and a half miles passing through the Hamlet of Star. After a further mile proceed past Sidcot School on the left hand side and drop down the hill to a set of traffic lights. Turn right onto Sidcot Lane signposted to Winscombe and Weston-super-Mare. Take the third turning on your left in to The Green, where the property will be shortly found on your right-hand side.

Entrance Vestibule

Attractive, spacious vestibule with a wooden door with stained glass leaded light windows to front. Period tiling to floor. Glazed door and side panelling to:

Entrance Hall

Carpeted flooring. Two radiators. Stairs to first floor. Understairs cupboard. doors to:





Downstairs W.C

Contemporary suite with WC and wash basin within vanity units. Radiator. Exposed wood flooring.

Dining Room (15' 04" x 13' 07") or (4.67m x 4.14m)

Beautiful formal dining room with exposed wooden flooring. Fireplace with inset electric fire. Radiator.

Living Room (20' 04" x 13' 09") or (6.20m x 4.19m)

Dual aspect double glazed windows. Working open fireplace. Carpeted flooring. Two radiators. Door to:

Conservatory (19' 03" x 5' 07") or (5.87m x 1.70m)

Useful storage area with windows and glazed doors to front and rear elevations.

Kitchen / Breakfast Room (17' 08" x 10' 06") or (5.38m x 3.20m)

Dual aspect double glazed windows. Extensive fitted kitchen with freestanding Belling Cookcenter triple oven and seven ring gas hob (available by separate negotiation) with extractor hood. Built-in dishwasher. Space for further appliances. Radiator. Door to:



Pantry / Utility Room (6' 04" x 6' 01") or (1.93m x 1.85m)

Two double glazed windows. Work surfaces, base units and shelving. Space for three appliances.





Study (13' 0" x 10' 10") or (3.96m x 3.30m)

Double glazed window to side. Carpeted flooring. Radiator. Wall mounted gas boiler. Door to:

Side Porch

Door to side access and driveway. Single glazed windows. Tiled flooring.

Landing

Attractive split-level landing with access to a large walk-in airing cupboard. Double glazed French doors to balcony. Loft access. Carpeted flooring. Two radiators. Doors to:

Bedroom 1 (14' 09" x 13' 07") or (4.50m x 4.14m)

Double glazed windows to front. Extensive range of built-in bedroom furniture. Carpeted flooring. Radiator. Access to dressing area with additional range of wardrobes and a door to:

En Suite

Two double glazed windows. Range of built-in vanity units with inset WC, wash basin and bidet. Shower cubicle. Exposed wood flooring. Radiator.



Bedroom 2 (14' 02" x 11' 04") or (4.32m x 3.45m)

Double glazed window to side. Radiator. Carpeted flooring. Built-in double wardrobes and blanket cupboards.

Bedroom 3 (10' 06" x 10' 01") or (3.20m x 3.07m)

Dual aspect double glazed window to side and rear. Radiator. Carpeted flooring. Built-in double wardrobe and blanket cupboards.





Bedroom 4 (11' 10" x 10' 08") or (3.61m x 3.25m)

Double glazed window to side. Radiator. Carpeted flooring. Built-in double wardrobes and blanket cupboards. Loft access.

Garden & Parking

As you pass through the gates, the driveway and garden opens out in front of you, offering parking for several vehicles and a generous amount of space for children and animals to roam in complete security!

The driveway extends down the left-hand elevation giving access to the double garage and enclosed garden to the side. This pretty stone paved garden is perfect for entertaining, with access from here to the rear through to the right hand elevation.

Double Garage (18' 05" x 17' 01") or (5.61m x 5.21m)

This large garage and workshop (workshop area: 18'6 x 6'7) is stone built with two up and over electric doors and a pedestrian door to the front. Power and light.

Solar Panels

Solar panelling included with the sale fixed to garage roof.



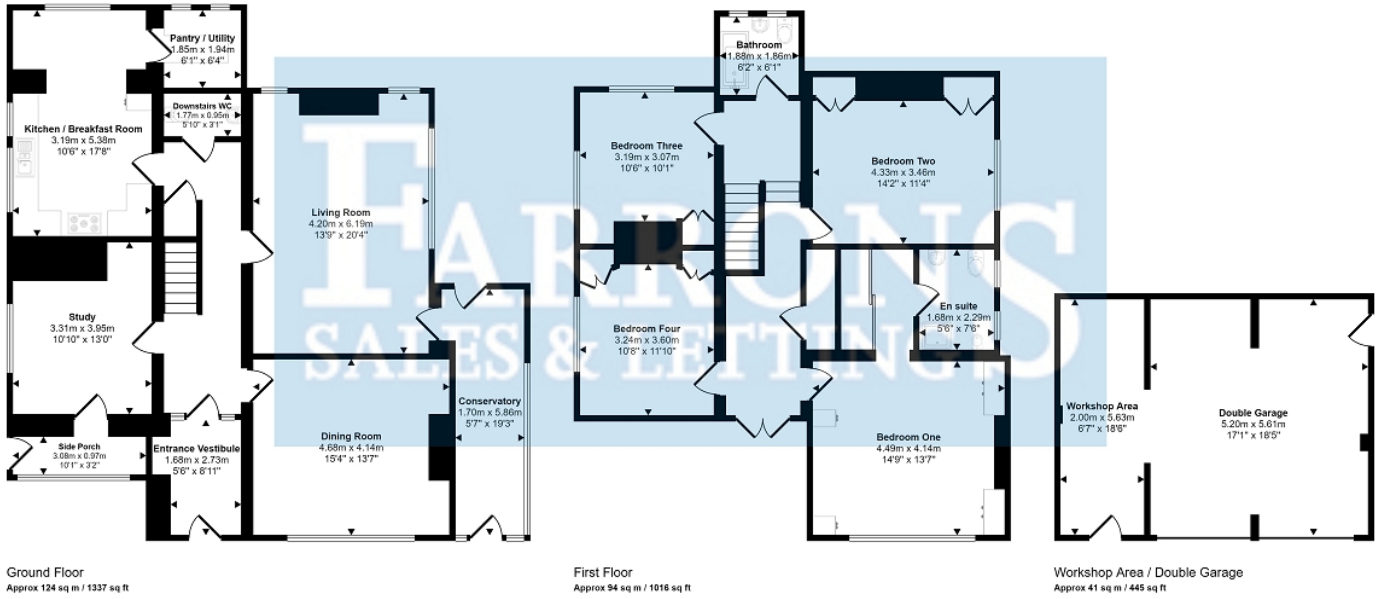
Material Information

Council Tax Band: D
Tenure: Freehold
Property Type: Detached
Property Construction: Stone walls, slate roof. Built 1902
Electricity: Yes
Water: Yes
Sewerage: Mains
Heating: gas boiler replaced 2022 with a 5 year warranty
Broadband Type: Copper wire
Building Safety Concerns: No
Restrictions, Rights & Easements: No
Flood Risk: No
Coastal Erosion Risk: No
Planning Permission: No
Accessibility / Adaptations: No
Coalfield / Mining Area: No




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Approx Gross Internal Area
260 sq m / 2788 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		81
(69-80) C		
(55-68) D	56	
(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