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**THE CHESTNUTS, WINSCOMBE, NORTH SOMERSET. BS25 1LD**



**£585,000 FREEHOLD**

# Passionate about Property

FANTASTIC LOCATION - 360 VIRTUAL TOUR AVAILABLE! Modern, spacious detached FOUR DOUBLE BEDROOM home in a sought after location within the village. The property provides outstanding, versatile accommodation that includes an OPEN PLAN LIVING ROOM & KITCHEN, separate lounge, study, garage, landscaped gardens and driveway parking. Call now to view!

Council Tax Band: F

## Location

The Chestnuts is an attractive modern development 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 first turning on your left in to The Chestnuts, where the property will be shortly found on your left-hand side.

## Entrance Hall

Covered entrance porch with light, stairs to first floor accommodation, radiator.





#### **Downstairs W.C**

Low level W.C, wash hand basin, radiator, extractor fan.

#### **Lounge (19' 10" x 11' 0") or (6.05m x 3.35m)**

Upvc double glazed bay window to the front, two double radiators, wood effect flooring.

#### **Study / Bedroom 5 (10' 0" x 7' 10") or (3.05m x 2.39m)**

Upvc double glazed window to the front, radiator.

#### **Kitchen/Diner/ Family Room (24' 06" x 22' 06" Max) or (7.47m x 6.86m Max)**

narrowing to 11'2" - Double glazed bi-fold doors & double door to the rear, fitted with a range of wall & base units with inset 1 1/2 bowl sink unit with mixer tap over, built in double electric oven, microwave, fridge and freezer, dishwasher and five ring gas hob with extractor over, central breakfast island with drawers and cupboard, two Velux style windows, three radiators.

#### **Utility Room**

Upvc double glazed window to the side 1 1/2 bowl stainless steel sink unit, space for washing machine & tumble dryer, wall mounted gas boiler supplying heating and hot water, consumer unit, radiator.





### First Floor Landing

Access to roof space, airing cupboard housing hot water tank.

### Bedroom 1 (11' 04" x 10' 04" ) or (3.45m x 3.15m)

Upvc double glazed window to the rear, radiator.

Dressing Area - two triple wardrobes with shelving and hanging space.

### En Suite

Upvc double glazed window to the side, three piece suite comprising: Corner shower with mains fed shower, wash hand basin, low level W.C, part tiled walls, extractor, heated towel rail, shaver socket.

### Bedroom 2 (12' 0" x 14' 02" ) or (3.66m x 4.32m)

Upvc double glazed window to the rear, radiator.

### En Suite

Upvc double glazed window to the rear, Shower with mains fed shower over, wash hand basin, low level W.C, heated towel rail, part tiled walls, extractor, saver socket.

### Bedroom 3 (14' 06" x 8' 10" ) or (4.42m x 2.69m)

Two upvc double glazed windows to the front, two radiators.





**Bedroom 4 (10' 02" x 8' 10") or (3.10m x 2.69m)**

Upvc double glazed window to the front, radiator.

**Family Bathroom**

Upvc double glazed window to the side, panelled bath with mains fed shower wash hand basin, low level W.C, part tiled walls, heated towel rail, shaver socket, extractor.

**Front Garden & Driveway**

Block paved driveway with parking for 2/3 cars, leading to Garage with up and over door with power & light, rear personal door, storage over.

The front garden is laid to lawn with a stone wall and pathways giving access to both sides of the property, selection of shrub beds and borders.

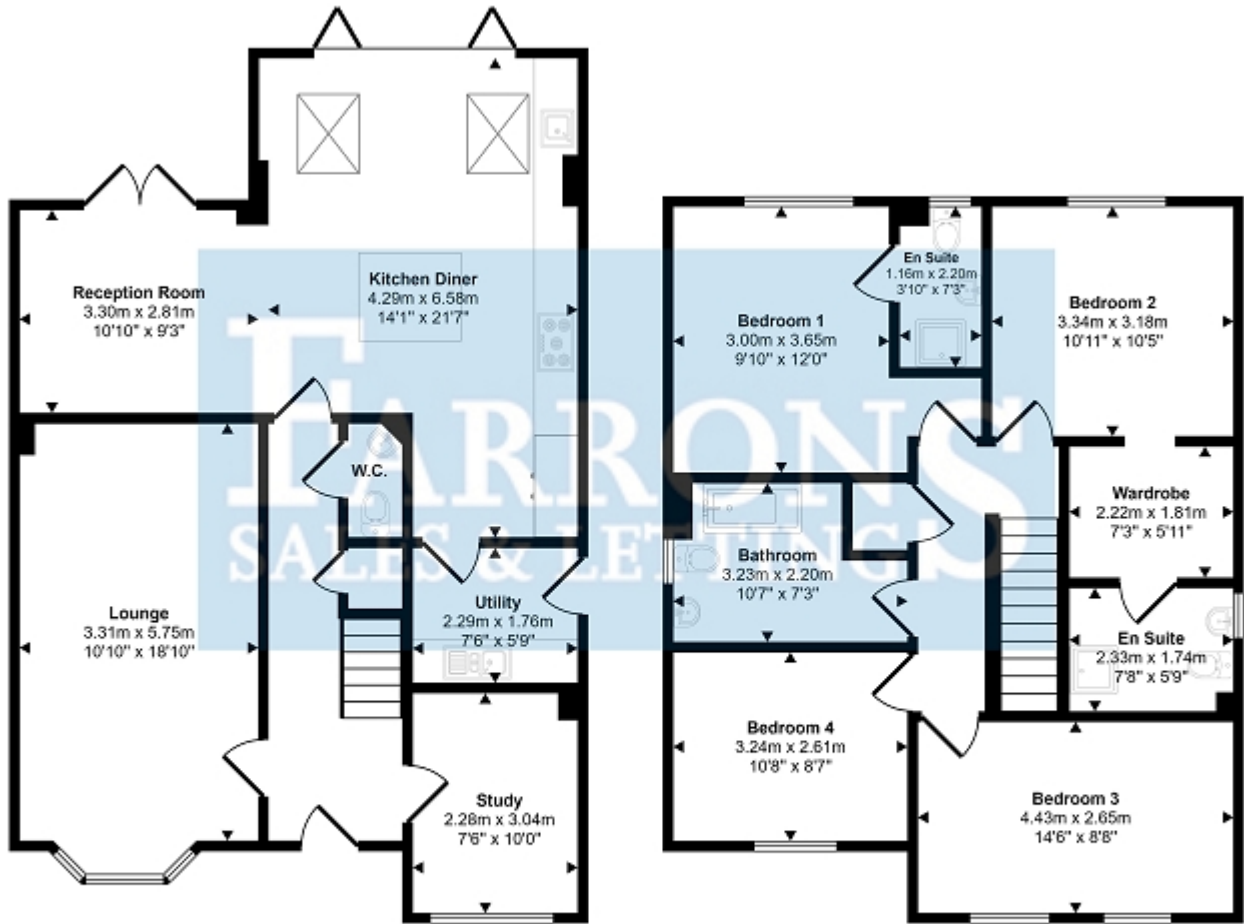
**Rear Garden**

Enclosed by lap fencing and wall, there is an area of lawn (which is Astroturf style), patio area, BBQ area and a children's play area. There are a selection of shrubs, raised beds and a pebbled area, outside lights and water tap.



# Passionate about Property

Approx Gross Internal Area  
152 sq m / 1641 sq ft



**Ground Floor**  
Approx 79 sq m / 854 sq ft

**First Floor**  
Approx 73 sq m / 787 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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